

File 9) 19378

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of the Technical Committee held on 18.2.93 at 3.00 P.M. in the Conference Room, Vikas Sadan, NEW DELHI.

The following were present:

DELHI DEVELOPMENT AUTHORITY:-

1. Sh.S.P.Jakhanwal, Vice-Chairman (In the Chair)
2. Shri H.D.Sharma, Engineer Member
3. Sh.A.P.Sinha, Principal Commissioner
4. Sh.J.C.Gambhir, Commr.(Plg.)
5. Sh.S.Roy, Commr.(Land Disposal)
6. Sh.S.C.Gupta, Director (DC&P)
7. Sh.R.G.Gupta, Director (TYA)
8. Sh.P.C.Jain, Director (AP&B)
9. Sh.R.D.Dhakate, Addl.C.A.I
10. Sh.M.N.Khullar, Addl.C.A.II
11. Sh.R.K.Jhingan, Sr.Landscape Architect
12. Sh.V.N.Sharma, Jt.Director (Jasola & Dhirpur)
13. Sh.S.P.Bansal, Jt.Director (NCR & UE)
14. Sh.J.S.Jagirdar, S.E.(E)II. For Item No.19/93

TOWN & COUNTRY PLANNING ORGANISATION :

15. Sh.K.T.Gurmukhi, Addl.C.P.

LAND & DEVELOPMENT OFFICE

16. Sh.I.D.Ganotra, E.O.

POLICE DEPARTMENT

17. Sh.Rup Chand Sharma, ACP (Traffic)
18. Sh.V.V.Choudhary, ACP (Kotwali) For Item No.21/93

M.C.D.

19. Sh.A.P.Sethi, T.P. For item No.23/93
20. Sh.P.K.Khanna, S.E.(B) & 24/93
21. Sh.K.S.Saxena, Architect

N.D.M.C.

22. Sh.J.P.Mital, Dy.Architect For item No.23/93
23. Sh.S.V.Kaushal, Dy.Architect & 24/93

D.E.S.U.

24. Sh.S.S.Marg, Ex.Engr. For item No.19/93
25. Sh.V.K.Nay, Asstt.Engineer

DWS & S.D.U.

26. Sh.S.K.Sharma, S.E.(P)

DELHI ADMINISTRATION

27. Sh.Tarun Coomer, D.C.E. For item No.7/93
28. Sh.J.S.Garg, Architect For item No.25/93

P.W.D.(D.A)

29. Sh.S.C.Bhatia, Sr.Architect For item No.21/93

1. Item No.19/93

Sub: Approval of 11 KV feeder route from 66 KV sub station R-4 (adjoining to Rithala Sewerage treatment plant) to Kanjhwala.

PPR/2006(Services)93/Pt.148

The Technical Committee decided that the proposed route alignment (Laid on Table) be approved for 11 KV sub-station load.

✓ The Technical Committee observed that 66 KV sub-station should be located only with the approval of the DDA.

2. Item No.21/93

Sub: Land use for Police Station at Chandni Chowk, Delhi.

F.8(5)/87-MP

✓ After detailed discussion, it was decided that the plans submitted by PWD, Delhi Admn., may be referred to Delhi Urban Art Commission for obtaining their advice as to whether the change of land use of the site under reference, be processed for Police Station building, keeping in view that the existing Hardayal Library is likely to be in the listed building. After the observations of D.U.A.C., the matter be processed further for change of land use to 'public and semi-public' use *from 'recreational use'*

3. Item No.22/93

Sub: Carving out additional plot measuring 400 sq.yds. in Diplomatic Enclave Co-operative House Bldg. Society (West End Colony).

F6(33)78/DIP/DDA/PT

✓ The item was deferred as the Director (AP&B) explained that the legal opinion is not immediately available and C.L.A. is likely to take another two days for rendering his opinion in the matter. It was decided that the case be put up in the next meeting of the Technical Committee.

4. Item NO.23/93

Sub: Modification in Development Code of MPD-2001 Unified Building Bye Laws for National Capital Territory (NCT) of Delhi.

F15(1)92-MP

✓ The item was deferred as the representative of MCD wanted time to study the proposals. The Technical Committee desired to have separate meeting to discuss the modifications in MPD-2001.

5. Item No. 24/93

Sub: Provision of Compounding of excess coverage/FAR Modification in MPD-2001, Development Code.

F1(25)90-MP

✓ ~~As above~~ *deferred.*

6. Item No. 25/93

Sub: Land use of the area transferred by MCD to Delhi Admn. for staff quarters behind Model Town, Delhi.

F3(111)81-MP

✓ The Technical Committee observed that the area under reference is not ~~the~~ Development Area declared under Section 12 of the D.D. Act, 1957, as such ~~the~~ layout plan/building plans are to be approved by Delhi Urban Art Commission and M.C.D. The Technical Committee observed that Delhi Administration, while formulating the layout plan for residential development on MPD-2001 norms, should reserve about 30% of the land component for provision of city level facilities in addition to the neighbourhood facilities/amenities.

7. Item No. 7/93

Sub: Addition plans for construction ~~of~~ Auditorium and Dormitory Building by National Spiritual Assembly of Bhai's of India Kalkaji.

F13(50)78-Bldg.

✓ The Technical Committee observed that the area under reference is part of the notification issued under the Indian Forest Act, 1927, and therefore, in the first instance, the concerned

✓ Departments should issue a corrigendum to modify the said notification for deleting Bhai's area from the said notification.

laid on Table:

8. Item No.26/93

Sub: Change of land use for an area(39 hact.) in Tughlakabad for warehousing and depot (Inland Container depot).

F3(41)89-MP+F20(5)90IL


✓ ~~Deferred.~~ Representative of ICD should be specifically invited in the next meeting for discussion

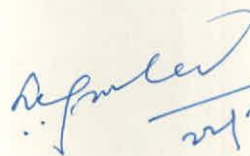
9. Item No.27/93

Sub: District Centre - Wazirpur.

PS/CA(6)92/4077

✓ The Technical Committee observed that as the scheme was approved prior to the enforcement of MPD-2001, it qualifies for 150 FAR and further action should proceed on that basis. Further, as desired by Delhi Urban Art Commission, the matter may be brought before the Authority.




2/2/93

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F1(35)92-MP

Dt. 15.2.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 18.2.93 at 3.00 P.M. in the Conference Room, Vikas Sadan, New Delhi.

Agenda for the meeting is enclosed herewith.

You are requested to kindly make it convenient to attend the meeting.

(ANIL BARAI)
DY. DIR. (MP)

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1	19/93	Approval of 11 KV feeder route from 66 KV sub station R-4 (Adjoining to Rithala sewerage treatment plant) to Kanjhawala. PPR/2006(Services)93/Pt.148	1-2
2	21/93	Land use for Police Station at Chandni Chowk, Delhi. F8(5)87-MP	3-4
3.	22/93	Carving out additional plot measuring 400 sq.yds. in Diplomatic Enclave Co-operative House Bldg. Society (West End Colony) F6(33)78/DIP./DDA/PT.	5-6
4.	24/93	Provision of Compounding of excess coverage / FAR Modification in MPD-2001, Development Code. F1(25)90-MP	7
5.	23/93	Modification in Development Code of MPD-2001 Unified Building Bye Laws for National Capital Territory (NCT) of Delhi. F15(1)92-MP	8-9
6.	25/93	Land use of the area transferred by MCD to Delhi Admn. for staff quarters behind Model Town, Delhi. F3(111)81-MP	10
7.	7/93	Addition Plans for construction of Auditorium and Dormitory Building by National Spiritual Assembly of Bhai's of India, Kalkaji. F13(50)78-Bldg.	Agenda has already been circulated vide TC meeting dtd 21.1.93

Laid on Table :

8. 26/93

9. 27/93

Sub: Approval of 11 KV feeder route from 66 KV sub-station R-4 (adjoining to Rithala Sewerage Treatment Plant) to Kanjhawala. PPR/2006 (Services)/93/PT-148

There is a proposal from Delhi Electric Supply Undertaking regarding 11 KV electric line from 66 KV Grid Sub Station R-4 (adjoining in Rithala Sewerage Treatment Plant) upto Kanjhawala for strengthening the electric supply to Kanjhawala village and surrounding rural villages. This matter was earlier discussed in the meeting held in the Conference Hall of the office of the Chief Engineer (Rohini) on 15th July 1992 and was considered to be a priority. The earlier proposal submitted by DESU was from 220 KV Grid Sub Station at sector 11 which was examined by this office with necessary comments. Now due to certain technical fresh proposal the electric route is to start from 66 KV Grid Sub station as mentioned above.

2. The overall proposal is shown on the schematic structural plan of Rohini Phase IV and V as well as on the composite plan of Rohini Phase III. The major portion of the route passes through Rohini Phase III, IV and V. This line is entirely meant for electric supply to Kanjhawala and surrounding area and will not serve Rohini Project. However, as an interim measure electrification of few group housing pockets coming in sector 20, 21, and 22 may be done from this line with the mutual consent of DESU. If agreed, this may be made as a pre condition while considering / approving the route.

3. The detailed description of the route is as under:

Starting from 66 KV Grid sub station R-4 with underground line upto Nangloi drain, due to technical difficulties then with over head lines passes through the green strip along 60 mtr. R/W towards north upto Pocket 27 of Sector 24 then towards west along 20 mtr. road till 40 mtr. R/W then towards north in green strip upto 80 mtr. read then towards west in the green strip along the north of 80 mtr. R/W upto 40 mtr. Kanjhawala road and then again towards the north from 30 mtr. green strip along the

the west of Kanjhawala Road upto the scheme boudary of Phase III then upto the boundary of Phase IV. This route further goes upto the village Kanjhawala along Kanjhawala road which is beyond the scheme boundary of Rohini Extn. Phase III, IV and V. The detailed route plan is laid on the table.

4. The matter is placed before the Technical committee for its consideration and approval.

Sub: Land use for Police Station at Chandni Chowk, Delhi.
Fg(5)/87-MP.

The case is for the change of land use for the proposed Police Station building in Walled City on H.C. Sen Marg, near Hardayal Library, Chandni Chowk.

1. A plot of land measuring 1394 sq.mts. (approx.) has been allotted to Police Department for construction of Police Station on lease basis by Land and Estate Department, MCD. The possession has been given on 13.9.89 (plan laid on the table).

2. The case was discussed in the internal planning meeting held on 14.11.92 and the following decisions were taken:

"It was opined that in the first instance L&DO be consulted whether the land under reference belongs to them. If so whether MCD is authorised to lease out the land".

3. Ministry of Urban Development Land and Development Office has informed vide their letter no. LII-21(64)92/333 dt. 25.6.92 that it has not been possible to lay hands on the relevant papers relating to ownership of land. However, this office has no objections, if you get the land use changed to Police Station, since it is for govt. use. We will take up the ownership issue with MCD separately when we find our records.

4. The case is examined from Planning Point of view and comments are as under:

a. The land given by MCD falls in zone A-24. As per the draft Zonal Plan of A-24 the land use of the site U/r is 'recreational'.

b. MPD-2001 recommends preparation of Urban Renewal Schemes for Walled City. The following has been recommended for Walled City.

i. For the Urban Renewal of residential and other areas, the Walled City should be divided into small sectors and Urban Renewal Schemes be prepared for these sectors to upgrade the environment for socio-economic and cultural activities. The Urban renewal schemes should have conservation surgery as the basis.

ii. In the Master Plan for Delhi-2001 following has been recommended for control for building/buildings within the use premises.

Maximum ground coverage and FAR shall be same as for residential plots in plotted development.

The buildings shall be permitted to be constructed practically in same form and style form and style as existing as far as possible.

- iii. The interim structure plan for Walled City which has been approved by Expert Group under the Chairmanship of L.G. suggests that Zone A-24 alongwith other areas as identified would be one of the control zones for conservation & regulation of activities in the area. No further details of control in zone have been given.
- iv. MCD has constructed underground parking/ stadium as shown on the plan.
- v. In the draft divisional plan of Walled City considered by the Authority in its meeting held on 2.2.93 proposed land use plan has not been prepared, however one police post site has been suggested in zone A-13, in the area to be returned back from Evacuee's property.
5. Proposal: Keeping in view the NOC issued by Ministry of Urban Development and the requirement of the area. It is proposed to consider the change of land use of an area measuring about 1394 sq.mts. located in zone A-24 between Harding Library underground parking and H.C. Sen Marg road be changed from Recreational to public and semi public use (police station)
6. The matter is placed before the Technical committee for its consideration.

P. Singh

Sub: Carving out additional plot measuring 400 sq. yds in Diplomatic Enclave Coop. House Bldg. Society (Eastend Colony) to Col. BN Khanna.
File No. F.6(33)/78/Dip./DDA/Pt.

Delhi High Court vide its order dated 6/11/92 passed in CCP 175 of 1991 in Col. BN Khanna v/s Registrar Coop. Societies and other have issued the following directions:

- (1) the society to carve out an addl. plot measuring 400 sq. yds out of the total area of 2420 sq. yds earmarked for the construction of community hall and club house in consultation with the Town Planner for allotment to Col. Khanna and submit the layout plan to the MCD with 15 days.
- (2) The RCS will see to it that the directions is complied with by the society.
- (3) the MCD will examine and consider the matter afresh immediately. If any further information or clarification is required from society that will be obtained within first 15 days and the matter will be considered within one month.
- (4) the Commr. (MCD) will personally look into for according sanction for carving out the plot measuring 400 sq. yds after the Respondent No.2 submit the revised layout plan as directed above.

The Hon'ble High Court has also made it clear that the above directions are not only mandatory but preemptory and must be punctually observed.

2. In compliance to the Delhi High Court order dated 6/11/92 the society submitted a proposal of carving out 400 sq. yds of plot from the club area measuring 2420 sq. yds allotted by the DDA vide letter No.F.2(10)/85/Instt. dated 27/12/86 to the society for the construction of c. hall/club. The proposal was considered by the MCD in its Screening Committee meeting held on 11.1.93 vide item No.163 and the decision relevant to DDA is reproduced below:

1. HOC from letter regarding sub lease for carving out of an extra additional residential plot of 400 sq. yds out of club house.
2. HOC from DDA regarding change of landuse of proposed plot from community hall/club house to residential use.

APPENDIX

116 (1)

3. Regarding permission of the Lessor and the change of land use from DDA for carving out additional residential plot of an area of 400 sq. yds from the club area, the matter has been examined. In the MPD-2001, Recreational Club has been defined as

047 - Recreational Club (page 171)

A premises used for gathering of group of persons for social and recreational purposes with all related facilities.

047 - Recreational Club (uses)

Recreational club, watch and ward residence (upto 20 sqm) residential flat (for maintenance staff) swimming pool indoor and outdoor games facilities.

4. As the premises plan has been approved and in the approved premises plan it is established for a club use, the residential plot is not permissible from the planning point of view.

The matter is submitted for the consideration of the Tech. Committee.

PCD

Sub: Provision of Compounding of excess coverage/FAR
Modification in MPD-2001 Development Code.

File No. Fl(25)90-MP

The Authority vide Resolution no. 113/92 dt. 18.8.92 approved the modification/amendment to MPD-2001. This was published for inviting public objections suggestions vide Public Notice No. Fl(25)90-MP dt. 19.9.92 (Appendix I....) In response to the Public Notice, two objections suggestions have been received in the office of the Authority within 30 days from the date of Public Notice. Summary of the objections/suggestions alongwith the names and addresses of persons/organisations filed objections/suggestions and with comments/observations as given in Appendix II. 2. In addition to the above, MCD/NDMC also invited objections/suggestions to amend the provision of Appendix Q of the Unified Building Bye Laws 1983.

Summary of objections/suggestions received by Local body mainly on the issue on which the DDA had invited the objections/suggestions in Appendix III.....)

3 The matter is placed before the Tech. committee for its consideration. The proposed amendments with comments as given in above paras.

To be published in the Gazette of India Part II section 3
sub section (ii) on 19.9.92.

F1(25)90-MP

Dated: 14.9.92.

PUBLIC NOTICE

The following amendment / modification which the Central Government propose to make to the Master Plan for Delhi - 2001 is hereby published for public information. Any person having any objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of this notice. The person making the objection or suggestion should also give his name and address.

MODIFICATION:

An additional clause after clause 3(6) as clause 3(7) is proposed to be added in MPD-2001 in the chapter of 'Development Code' (at page 149 of Gazette of India Part II dt. 1.8.90) as under:

"3(7) Authority / Local Body(s) shall be empowered, after levying penalty to compound deviations from limits of coverage/FAR to the extent of 5% of the permissible coverage/FAR, subject to maximum of 13.5 sqm. in building(s) premises at the time of considering the completion/occupancy certificate. This would not apply to buildings where 100% ground coverage and fixed height is allowed as per architectural controls, forming part of comprehensive schemes like District Centres, Community Centres etc."

2. A copy of the MPD-2001 incorporating the proposed modification will be available for inspection at the office of the Deputy Director, Master Plan Section, 6th floor, Vikas Minar, I.P. Estate, New Delhi on all working days within the period referred to above.

Rambir Singh
(RAMBIR SINGH)
SECRETARY

DELHI DEVELOPMENT AUTHORITY.

VIKAS SADAN,
'B' BLOCK,
INA, NEW DELHI.

DATED THE 14.9.92

भारत के राजपत्र के भाग 2 खंड 3 उपखंड 2 में दिनांक 19.9.92
को प्रकाशनार्थ ।

एफ. 18258/90-एम.पी.

दिनांक:- 14.9.92

सार्वजनिक सूचना

केन्द्रीय सरकार का, दिल्ली मुख्य योजना-2001 में निम्नलिखित संशोधन/परिवर्धन करने का प्रस्ताव है, जो जनता की सूचना के लिए सतद्वारा प्रकाशित किया जाता है । यदि किसी व्यक्ति को इस संबंध में कोई आपत्ति हो या कोई सुझाव देना हो तो वह अपनी आपत्ति/सुझाव इस सूचना की तारीख से 30 दिनों की अवधि के अंदर सचिव, दिल्ली विकास प्राधिकरण, विकास सदन, "वी" ब्लॉक, आई.एन.ए., नई दिल्ली को लिखित रूप में भेज सकते हैं । आपत्ति करने या सुझाव देना वाला व्यक्ति अपना नाम और पता भी दे ।

संशोधन:-

दिल्ली मुख्य योजना-2001 के विकास कोड अध्याय 1 भारत के राजपत्र भाग-2, दिनांक 1.8.90 के पृष्ठ 1498 में अनुच्छेद 386 के बाद अनुच्छेद 387 के साथ एक अतिरिक्त अनुच्छेद जोड़ने का प्रस्ताव है, जो इस प्रकार है:-

387- प्राधिकरण/स्थानीय निकाय को, चुमाना लगाने के बाद, निर्माण-कार्य समापन/अधिशोष प्रमाणपत्र पर विचार करने के लिये अनुमत करण/एफ.ए.आर. के 5% तक, जो भवन 1 भवनो/परिसरों में अधिकतम 13.5 वर्ग मीटर होगा, के अन्तर के लिए सहायता करने की शक्ति प्राप्त होगी। यह उन भवनों पर लागू नहीं होगा जिनके लिए वास्तुशिल्प नियंत्रण के अनुसार 100% भूमि करण एवं निषर्त ऊंचाई अनुमति होगी और जो भवन जिला केन्द्रों, राजाज सदनो आदि जैसी व्यापक योजनाओं का भाग होंगे ।

2. प्रस्तावित संशोधन से युक्त दिल्ली मुख्य योजना-2001 की प्रति निरीक्षण के लिए उप निदेशक, मुख्य योजना अनुभाग, छठी मंजिल, आई.पी. एस्टेट, नई दिल्ली के कार्यालय में उक्त आधि के अंदर सभी कार्य दिनांको को उपलब्ध होगी ।

20/9/92
8 सप्टीर सिंह
सचिव
दिल्ली विकास प्राधिकरण

विकास सदन,
"वी" ब्लॉक,
आई.एन.ए., नई दिल्ली

दिनांक 14.9.92

OBJECTION/SUGGESTION RECEIVED IN RESPONSE TO PUBLIC NOTICE NO. F.1(25)90-MP DATED 19.9.92

OBJECTION /SUGGESTION NO. 1: PRESIDENT, BLOCK C RESIDENTS WELFARE ASSOCIATION C-6/49, S.D.A.
NEW DELHI-16.

1. It is in the public interest that excess coverage upto 10% should be allowed with moderate rate of compounding fee (Rs.100/- per sq.ft.) and above 10% upto 20% should be allowed at 4 times the moderate rate. The penalties proposed are: very much an higher side Excess coverage percentage, if kept so low as notified would be difficult to be adhered.

1(a) Panelty should be one time and must be clearly specified and should not be based on land rates for different localities.

Compounding of excess coverage and FAR is hardly followed in other cities. Due to such a provision, architects/builders change their sanctioned building plans to suit their requirements and they do not care for the sanctioned building plan. Therefore, the compounding in excess coverage/FAR after detailed discussion has been kept only to cover up cases where such deviations may be due to workmanship or unintentional and not to increasing the covered area or FAR beyond the permissible unit.

2. Objection / suggestion from Delhi Developers Grievances Redressal Forum A-13, Kailash Colony, New Delhi.

a. The compoundable excess coverage be increased to 20% in case of plots upto 500 sqm.t. and 25% in large size plots where open area is more than 60% available. This increase will result in addition of only one or two rooms, and will not add any pressure on the services and will provide much needed relief.

b. Compounding Charges - Panelty to be calculated at the cost of land will create a lot of confusion. Such rates are available only for a few colonies and not for other colonies. This will be time consuming as well. Compound the excess coverage for residential buildings should at the following rates:

Up to 5%

Rs.50/-

Above 5 but below 10%

Rs.100/-

Above 10 but below 15%	Rs.150/-
Above 15% but below 20%	Rs.200/-

Panelty charges should be one time only.

Issues raised are in mainly pertains to building bye laws . As in objections/ Suggestions one above.

Comments by NDMC on objection/suggestions received in r/o Appendix 'Q' relating to the DDA public notice no. F.1(25)/90-MP dated 19.9.92.

Objections/Suggestions	FROM	NDMC	Comments
A ceiling of 13.5 sq.mtrs. (which is almost equal to 145 sq.ft.) is proposed to be kept for compounding the excess covered area. There should be no ceiling on the excess area to be compounded as sizes of the plot vary from about 100 sq.mtrs. to 5 Acres or 10 Acres in case of large commercial buildings or institutional buildings. For a fair implementation of the proposed relaxation to excess area to be compounded should be calculated as a percentage of the actual total covered area permissible on a particular plot without imposing any ceiling on the quantum of the area to be compounded.	Rajdhani Estate & Builders Assoc.		No. Provision under the Appendix 'Q' is not to grant extra coverage but only to compound the unavoidable mistakes.
Compoundable area must be increased to 20%.	V.K. Malhotra (BJP)		No. 20% is too high and may put too much strain on services.
To be substituted in the beginning of Para "Excess covered area/floor area to the extent of 10% of the permissible coverage/FAR for plots upto 1500 sq.m. and 5% of the permissible coverage/FAR for plots above 1500 sq.m."	I.I.A.		No. Again our argument is that the provision of Appendix 'Q' intends not to grant extra coverage by compound only the genuine mistake.
Excess coverage area/floor upto 5% of FAR subject to a maximum of 13.5 sq.m. The ceiling of 13.5 sq.m. is to be deleted.	Ansai Properties.		No. The provision of Appendix 'Q' is fully justified.
In appendix-Q there is no mention of compounding previous excess construction upto 20 per cent as decided earlier. This needs to be clarified separately.	Ministry of Urban Development.		Yes. Policy regarding previous excess constructions need be notified.
Under item excess coverage/floor area, the objections/suggestions to the amendment proposed with respect to the compounding of deviation pertaining to the excess coverage is as given below: 1) Excess coverage upto 1% of FAR (subject to a maximum of 5 sq.m.) to be deleted and should be read as "excess coverage upto 1% of FAR should be free from compounding".	Ansai Prop. & Rajdhani Estate & Builders Association		No. There can be no lessening of penalty rates for reasons cited at 10.
Wherein deviations of upto 10% are allowed on various building components like cupboards, Canopy, basement, staircases etc. The sum of all the deviations - 5% on non-compoundable, 10% on compoundable adds upto substantial gain in saleable area for builders and put together leads to tremendous overbuilding and stress on surrounding land and infrastructure. This should not be allowed. Even if some owner makes a genuine mistake of over 1% in any form he should be liable to demolish such work.	Anupma & Rajeev		No. Penalty suggested is reasonably deterrent.
Compounding purposes a third category other residential and commercial be formed charitable/philanthropic buildings and no duty be levied on such buildings while bounding the minor deviations.	Yagoda Satsanga Sakha Kendra-Delhi.		No. All Buildings with deviation from the rules must attract penalty.

Comments by MCD objections/suggestions received in r/o Appendix 'Q' relating to the DDA public notice no.F.1(25)/90-MP dated 19.9.92.

....

OBJECTIONS/SUGGESTIONS	FROM	MCD COMMENTS
It has been suggested that excess coverage of 10% was allowed to be compounded vide order No.F/6/2/90-LSG dt.13.12.90 which was subsequently withdrawn vide notification dt.11.5.92 for this reason the construction with 10% excess coverage are not being compounded which has resulted injustice for the houses constructed prior to 13.12.90.	P.Kumar	Since provisions of appendix 'Q' were amended on recommendations of Ministry of Urban Development and as such these suggestions may be considered in consultation of Ministry of Urban Development.
Clarification has been sought regarding mention of compounding previous excess construction upto 20% as per previous decision.	Ministry of Urban Development.	//
Suggestion has been made to replace the system of compounding to curb the unauthorised construction.	Delhi Regional Chamber Institute of Town Planner Delhi.	//
Clarification has been sought regarding 5% excess covered area provision which is to be allowed in covered area or FAR or both.	Anupam & Rajeev Archi.	Since provisions of appendix 'Q' were amended on recommendations of Ministry of Urban Development & as such these suggestions may be consid. in consultation with Ministry of Urban Development.
It has been suggested that in cases where mistake in coverage upto 1% has been made under clause A.A.(a) in such cases clause A.A.(b) should be deleted.	-do-	//
It has been suggested that permissible deviations upto 10% in some components and 5% on non-compoundable deviations add to lot of over bldg. and hence it should not be allowed.	-do-	
It has been suggested that general mistake of over 1% in any form should be liable to be demolished.	-do-	//
It has been pointed out that where the excess coverage is more than the 5% the proposal of demolition is also unrealistic.	Federation of Residents Welfare Assn Mayur Vihar-II.	//

OBJECT IONS / SUGGESTIONS

FROM

MCD COMMENTS

General suggestion has been made to first assess and compile the data about all the result of coverage and set backs, then put it on computer and then determine the measures needed to be taken in a realistic manner and also determining what enforcement machinery will be needed for this purpose.

Federation of Resident Assn. of Welfare, Mayur Vihar-II & Resident Welfare Assn. of Janakpur.

Since provisions of appendix 'Q' were amended on recommendations of Ministry of Urban Development & as such these suggestions may be consid. in consultation with Ministry of Urban Development.

It has been pointed out that the coverage compounding fee on the basis of land cost increase is unjustified. It has also been suggested that the compoundable excess coverage should be increased to 10% of the permissible G.Coverage.

Vasant Vihar Welfare Assn. (Regd.)

(1) It is suggested that no violations of the Bye Laws should be allowed or compounded.

Green Park Assn. (Regd.)

It has been suggested that the ceiling limits of excess area to be compounded to an extent of 13.5. m. is not justified for the larger plots and it should be based on percentage of the plot area which is suggested upto 2.3%.

M.Khanna

suggestions may be consid. in consultation with Ministry of Urban Development.

It has been suggested that the compounding fee should not be so harsh, which may allow to resorts to corrupt practice.

Vasant Vihar Welfare Association

Since the provisions of appendix 'Q' were amended on recommendations of Ministry of Urban Development & as such these suggestions may be consid. in consultation of Ministry of Ministry of Urban Development.

a) It has been suggested that excess covered area upto 2% should be ignored.

Reviara Aptt. Pvt. Ltd.

It has been suggested that compounding of excess coverage should be increased to 20% for plots upto 500 Sqm. and 25% for larger plots where open area is more than 60%. This small increase will result only one or two rooms additional and will not add any pressure on the services. On the contrary it will provide much needed relief to the citizens of Delhi.

Delhi Developers Grievances Redressal Forum

Since provisions of appendix 'Q' were amended on recommendations of Ministry of Urban Development & as such these suggestions may be consid. in consultation of Ministry of Ministry of Urban Development.

3 - 4

III

OBJECTIONS / SUGGESTIONS

FROM

COMMENTS OF MCD

It has been suggested that compounding area should be increased to 20%

Sh.V.K.Mallhotra
Hindustan Times
9.10.92

Since provisions of appendix 'Q' were amended on recommendations of Ministry of Urban Development & as such these suggestions may be considered in consultation with Ministry of Urban Development.

It has been suggested that ceiling limit of compoundable area of 13.5sq.mt. is illogical and this limit should be linked to the percentage of excess area that may be regularised in relation to the total coverage permitted in that plot without the said limit of 13.5 sq.mt. It is also suggested that excess coverage upto 10% of permissible coverage may be considered to be regularised on payment of a fixed penalty. There should be three categories for compounding the excess coverage i.e. first 3% should be compounded on lowest rates 3% may be charged on some higher rates and remaining 4% may be charged on some more higher rates. But the same should be one time fixed amount per sq.ft. and should not be linked to the land rates.

i) Rajdhan Estate Promoters & Anon Bld (Regd.)
ii) Ansal Properties & Industries Ltd.
iii) DLF Universal Ltd.

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It has been suggested that there should be no penalty for internal changes and excess coverage beyond 5% should not be compounded and penalty for compounding upto 5% should be nominal. The system of levying penalties on annual basis will not be practicable.

Shashi Sangal & Balbir Verma

//

Sub: Modification in Development Code of MPD-2001
Unified Building Bye Laws for National Capital
Territory (NCT) of Delhi.

File No. F15(1)92-MP

The Authority vide Resolution no. 134/92 dt. 8.9.92 approved the modifications/amendments to the Development Code and also draft of the unified building bye-laws received from LSG Department, Delhi Admn. for inviting public objections/suggestions by the concerned departments. Subsequently, the Authority published a Public Notice dt. 17.10.92 (Appendix I) In response to the Public Notice, 7 objections/suggestions have been received in the office of the Authority within 30 days from the date of the Public Notice. Summary of the objections/suggestions along with the names and addresses of persons/organisations filed these objections/suggestions and with observation/comments are given in Appendix II.

2. In addition to above objections/suggestions, a number of persons/organisations have also filed their objections/suggestions, in response to the Public Notice issued by MCD and NDMC for inviting objections/suggestions on the draft unified building bye laws for Delhi. These bye laws also contains the proposed amendment on the development code of MPD-2001 covered in the Public Notice issued by DDA. In response to these Public Notices objections/suggestions have also received on the proposed amendment in MPD-2001. Summary of the objections/suggestions in response to the Public Notices pertains to above referred amendments of MPD-2001 and comments is given in Appendix III.

3. A number of persons/organisations have also filed their objections/suggestions on other provisions of Development Code of MPD-2001 (Chapter 2 of the Draft Unified Building Bye Laws) published by MCD/NDMC. In these provisions of MPD-2001 Development Code no amendments were proposed/covered in the notification issued by DDA for inviting objections suggestions. These are being examined along with the objection/suggestions received on the draft building bye law by the local bodies.

4. The objections/suggestions have been scrutinised and examined as in Appendix referred to above.

5. The matter is submitted before the Tech. committee for its consideration the objections/suggestions and the comments/observation as in para 4 above.

regd

DELHI DEVELOPMENT AUTHORITY

NO.F.15(1)/92-MP Pt.I

DATED 17.10.92 .

PUBLIC NOTICE

The following modifications, which the D.D.A. proposes to make to the Master Plan of Delhi, are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send such objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, I.N.A., 'B' Block, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objection or suggestion should also give his name and address.

MODIFICATIONS

The following modifications are proposed to be made in
MPD-2001 Extraordinary Gazette Notification no. 437 dt. 1.8.90

Modification No. 1 The following provision is proposed to be added on page 159 under parking standards.

"Note 4 In any plot forming part of commercial development areas like CHO, District Centre, Community Centres etc., the basement within the envelope line equivalent to an envelop area, in one or more than one basement would be permitted for providing parking and services to the building without counting in permissi-
~~bel~~ FAR. All other uses including storage if, provided, in the basement shall be counted in FAR.

Modification No. 2 In Residential Plot - plotted Housing (001) Table indicating the maximum ground coverage, FAR, number of Dwelling Units, maximum height for different size of residential plots on page no. 159 under heading 'Specific Premises' Residential plot plotted Housing, is proposed to be replaced with the following table:

Sl. No.	Area of the plot (sqmt.)	Max. Ground coverage %age	FAR	No. of dwelling unit	Maximum height in metre
1.	Below 32	75	150	1	8
2.	Above 32 to 50	75	150	2	8
3.	Above 50 to 100	66	180	3	12.5
4.	Above 100 to 250	60	160	3	12.5
5.	Above 250 to 500	50	140	3(4)	12.5.
6.	Above 500 to 1000	40	100	5(7)	12.5
7.	Above 1000 to 1500	33.33	83	5(7)	12.5
8.	Above 1500 to 2250	33.33	83	7(10)	12.5
9.	Above 2250 to 3000	33.33	83	9(13)	12.5
10.	Above 3000 to 3750	33.33	83	11(16)	12.5
11.	Above 3750	33.33	83	13(19)	12.5

Note: - The above table gives maximum number of dwellings, subject to provisions of layout plan.

Modification No. 3: Word "Government sponsored in para (i) is proposed to be deleted.

Modification no. 4: In para (ii) the figure 14 is to be replaced by the words "less than 15".

Modification No. 5: Para (iv) is proposed to be replaced by the following:

iv) Basement:

a. Basement, if constructed, in the residential plotted development should be included in the calculation of FAR and could be utilised as part of the dwelling units. However, no kitchen, bathroom, of water closet (WC) shall be allowed.

b. Basement shall be allowed below the ground floor and to the maximum extent of ground floor coverage, within the set back lines and could be extended below the courtyard and shaft etc. except the garrage block subject to that:

To leave a minimum of 2 mt. by way of side set back in case adjacent property / plot has already been built without a basement or alternatively, the owner furnishes a letter from the adjacent property owner stating that he/she has no objection for construction of basement without leaving 2 mt. set back failing which, the owner furnished an undertaking to compensate any damage caused to the adjacent property through a suitable insurance cover.

In case adjacent property already has basement and/or if the plot is vacant, 2 mt. wide set back may not be necessary.

In all cases, the owner(s) shall also have to indemnify the loc 1 body against any damage caused by him/them to the adjacent property

Modification No. 6: Para (v) is proposed to be replaced by the following para:

Number of servant quarters shall be provided as per approved layout plan and construction is to be done within the stipulated height. However, if the garrage block space is merged with the main building, no separate servant quarter block or servant quarters as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit falling within the permissible coverage/FAR shall be allowed.

Modification No. 7: Para (vii) is proposed to be replaced by the following:

- (VII) For plots above 250 sq.mt. in size, parking shall be provided @ 1.33 car space per 100 s.q.m. of permissible built floor area and would be determined after deducting permissible floor area on a 200 sq.mt. plot size. The covered parking area, shall be included in FAR, except when it is provided in the basement.

Modification no. 8: Following provisions are proposed to be after para (VIII) on page 160 of the Gazette Notification:

- (IX) In areas which, prior to the establishment of MCD were included within the jurisdiction of Delhi Municipal Committee, permissible plot coverage for plots not exceeded 167.2 sq.mt. (200 sq.yds.) shall be as under:
- a. not exceeding 83.6 sq.mtr. (100 sqyd.)
Maximum coverage 25%
 - b. Above 83.6 sq.mtr. (100 sq.yds.) (not exceeding 167.2 sq.mtr. (200 sq.yds.) maximum coverage 66.66%

However, subject to that FAR and height as prescribed in MPD-2001 are not violated.

- (X) Norms of coverage and FAR pertaining to standard plans and shop cum residential plots, forming part of an approved scheme included within the jurisdiction of Delhi Municipal Committee prior to the establishment of MCD shall be as below:
- a. Standard Plans: Standard building plans designed and approved by the Competent Authority, shall continue to be operated wherever applicable.
 - b. Shop cum residential plots: Where there is no approved standard plan and the individual building plans on such plots were being sanctioned with 80% ground coverage for shops and coverage as for residential development on first and upper floors, building plans shall continue to be sanctioned with maximum 80% ground coverage for shops without mezzanine floor and with residential coverage on the upper floors subject to the condition that while calculating the FAR the increase should not be more than the difference between 80%

ground coverage in respect of such size of plot and and residential coverage on ground floor as per MPD -2001 provisions.

Stilts :

If a building on a residential plot is constructed on stilts, the same should be counted in the permissible FAR, irrespective of whether it is, used for parking, landscaping or as play area etc.

MODIFICATION NO. 9 : Residential Plot - Group housing (002)
para (iii) pertaining to residential plot as Group housing(002)
on page no. 160 is proposed to be replaced by the following :

iii) Basement :

- a) Since the group housing is an integrated project basement in the group housing project be permitted to extend horizontally right upto the envelope line, provided that it does not exceed the maximum permissible ground coverage for the plot.
- b) More than one basement can be allowed in vertical formation subject to the condition that the total basement area does not exceed the maximum permissible ground coverage for the plot.
- c) That the basement area which fall between the building line and below the stilts should be flushed with the ground. In such a case the basement is to be ventilated with mechanical means of ventilation.
- d) The basement area to be used for parking and for services such as location of electric sub-station with specifications and approval of DESU instalation of electrification for fire fighting with the approval of Delhi Fire Services and any other services required for the building with appropriate approval only and if used for any other purpose including common storage use the same is counted in permissible FAR.

Stilts :

If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking landscaping etc. the stilt floor need not to be including in FAR.

MODIFICATION NO. 10 : The following provision for cluster court housing is proposed to be added :

Cluster Court Housing (002-B) on page 160 after para 3 of residential plot group housing (002)

CLUSTER COURT HOUSING (002-B)

Minimum size of plot	4000 sqm.
Maximum FAR	100
Maximum height	
- for plots upto 45 sqm.	8 mts. (2 storey) - with maximum coverage 100% subject to light & ventilation condition.
- for plots above 45 sqm. upto 56 sqm.	11 mts. (3 storey) - with maximum ground coverage 100% subject to light and ventilation conditions.

other Controls :

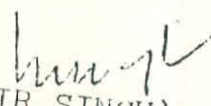
- i) The net housing density permissible 140 DUS per hectare with a 15% variation on either side and could be an averaged for more than one pocket.
- ii) Minimum street front for the pocket , 20 mts.
- iii) No basement is allowed.
- iv) No projection outside the building envelope.
- v) Each cluster court house is for one dwelling for a single family (Maximum 6 persons).
- vi) Setbacks for the pocket could be the same as below :-

Sl. No.	Plot size (in sqm.)	Minimum set-backs			
		Front	Rear	Side (1)	Side (2)
1.	Plot size from 4000 and upto 1000 sqm.	9	3	3	3
2.	Above 1000 sqm.	9	6	6	6

-6-

2. A copy of the MPD-2001 incorporating the proposed modifications will be available for inspection at the office of the Deputy Director, Master Plan Section, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days within the period referred to above.

VIKAS SADANI
'B' BLOCK I.N.A.
NEW DELHI.


(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

DATED THE 17.10.92 .

Modification No. 1 - deals with parking in organised commercial areas -

Within the envelope line and equivalent to the envelope area in one or more than one basement for parking and servicing without counting in FAR. Any other uses including storage, if provided, to be counted in FAR.

Modification No. 2 - pertains to residential plots - plotted housing with regard to size of plot, number of Dwelling Units, Height of buildings.

Modification No. 3 and 4 - pertains only to deletion of certain words

Modification No. 5 - pertains to basement area, use of basement, location of basement.

Modification No. 6 - pertains to number of Servant Quarters.

Modification No. 7 - pertains to norms of the parking in residential plots

Modification No. 8 - pertains to coverage of plots from part of the layout plans before the formation of MCD.

Modification No. 9 - pertains to coverage and FAR, standard plans and shop-cum-residential plots.

Modification No. 9 - pertains to Group Housing Schemes - basement area, location of basement, use of basement and stilt floor.

Modification No. 10 - pertains to cluster court housing and concept of construction of individual incremental housing in the form of a cluster

Objections have also been received from Ministry of Urban Development, Shri Vijay Kumar Malhotra ex-M.P., School of Planning & Architecture, Institute of Town Planners India, Institute of Architects, Northern Chapter.

SUB : OBJECTIONS/SUGGESTIONS RECEIVED IN RESPONSE

TO PUBLIC NOTICE NO.F.15(1)92-MP

DATED 17.10.92

S.No.	MODIFICATION	OBJECTIONS/SUGGESTIONS	COMMENTS
1.	OBJECTION/SUGGESTION NO.1: From Sh.Raman Kumar, 14 Golf Link, New Delhi .	He has made the following objections/suggestions :- 1.MODIFICATION NO.5, PARA (iv) (a) More than one basement within the envelope line equivalent to envelope area should be allowed. (b) All non-habitable uses including the storage should be allowed in the basement both in case of commercial and residential development without counting in FAR calculations. (c) Toilet, kitchen, water closet (W.C.) should also be permitted in the basement with mechanical ventilation without counting in FAR where the municipal services permit.	In case of plotted development, the basement equivalent to ground coverage and if used for parking and services is allowed without counting in FAR. However, if the area of the basement is used for any other services including storage, the same is to be counted in FAR calculations. The house-hold storage earlier permitted (unified building bye-laws-1983) is proposed to be deleted because wherever the basement has been constructed in the residential plots, invariably the same has been used for commercial purposes, godowns as habitable space etc. Such misuse has created nuisance to the surroundings, re-

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sidents and in the neighborhood, created more traffic and the residential localities have become congested. In view of such problems and to avoid large-scale misuse, MPD-2001 has recommended that basement area in case of the individual residential plots, if used for purposes other than parking, is to be counted in permissible FAR. It is recommended that this provision should continue.

MODIFICATION NO. 6, PARA (V)

There is no logic for making any amendment to this provision of MPD-2001.

This amendment is proposed to implement the provisions of approved layout plan of residential development with regard to the number of servant quarters on different sizes of residential plots.

3.

MODIFICATION NO.7, PARA (vii)

Basement in the plotted residential development should be permitted to be constructed without counting in FAR and all non-habitable uses should be allowed.

As in case of
modification
No.1.

4.

MODIFICATION NO.9 -residential plot -
group housing (002), PARA (iii).

(a) Basement within the envelope line equivalent to envelope area should be permitted. However, more than one basement should be allowed for non-habitable uses including storage being counted in FAR.

(b) There should be no restriction in the height of the stilt floor as higher height would give more space and aesthetic look to the building.

The basement area in the group housing scheme may be equivalent to 50% of the plot area within the envelope area either in one or more basement for parking and servicing purposes without counting in FAR. If it is used for any other purpose, the same should be counted in the FAR.

(b) Non-habitable height of the stilt floor is mainly to restrict the building heights within the low rise development (less than 15 mts. in height) with stilts and 4 floor. In case of high-rise

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OBJECTION/SUGGESTION NO.2:
M/s.Edward Reventer Dairy Pvt.Ltd.

development (26 mts.height)is
high and the stilt floor
may be more.

The following objections/suggestions have been filed.

(i)Modification No.9:-residential plot- group housing (002),Para (iii). As given in para 4(a).

(a) Basements,if used for storage,should not be counted in FAR,otherwise would not be viable.

(b) Electric sub-station,if located in the basement,should not be counted in the permissible basement area as this is a public utility and is to be provided by the Local Body.

The provision of ESS is to serve the needs of the project and if provided within the permissible basement area,is not counted in FAR.

Sl.No.2 Modification No.10:-Cluster Court Housing (002 b).

Correction accepted.

(a) In table at Sl.No.(vi),there appears to be a table-graphical error.1000 smts. should have been as 10,000 smts.

(b) It is not clear whether plot qualifying for group housing will be available for re-development as cluster court housing.

(c)There is no rationale for having plots only upto 56 sq.mts. in size,it should be reduced at least to 20 smts.Concept of a separate small D.U. goes against the culture of India and may lead to break-up in the joint family system.

Cluster court housing concept is proposed to allow development by individual and mainly for weaker sections of society in the form of incremental housing with common services and open spaces. Therefore,this concept should not be mixed up with the concept of group housing where the construction is not in individual plots.

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(d) FAR for this type of housing should be upgraded equal to group housing i.e. 133 instead of 100.

Accordingly, the density, coverage, FAR, height, size of plot etc. have been worked out.

(e) The number of storeys should be four instead of three.

(f) Density @ 140 D.U.s. per hect. should only be specified as a unit rather than mandatory both in case of group housing and cluster court housing schemes, otherwise in low density zones, instances of such high density would change the character of such zones and will constraint municipal and social infra-structure.

(g) Basement as in case of group housing should also be permitted in cluster court housing.

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7. Objection/Suggestion No.3 from DLF Universal Ltd., Sansad Marg, New Delhi.

The following objections/suggestions were received.

All non-habitable uses except commercial, may be permitted without counting in FAR calculations.

The area of the basement for commercial complexes may be as recommended by DUAC. Basement, if used for storage or any other non-habitable purpose, should be counted in permissible FAR.

8. MODIFICATION NO.2 - Residential Plots - Group Housing (001).

Dwelling Units on a plot between 30 to 50 sq. mts.will unnecessarily lead to congestion.

This provision is to cover up cases where in the approved layout plan two D.U.s of such size of plots are indicated. In new layout plans, number of D.U.s on different sizes of plots will be based on over-all residential density.

9. MODIFICATION NO.5, PARA (iv)

(a) Basement area should not be counted in FAR otherwise there will be no optimum utilisation of land. It should be encouraged in residential plots and should be allowed as part of D.U., otherwise basement would not be viable. The

safeguard against the use of basement as kitchen, toilet and W.C will avoid use as an independent D.U. and could be as part of the ground

As in objection/suggestion No.1, Modification No. 5, Para (iv).

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floor D.U. Therefore, including the basement area in FAR calculation is not warranted.

(b) Extent of basement equivalent to ground coverage is impractical and should be extended right upto the building envelope for its maximum utilisation as parking, servicing, storage and non-habitable purpose. The proposed amendments are contrary to building bye-law 1983. There should be no objection even to use the basement as a D.U. if public health deptt. is satisfied for the utility services and the basement area should not be counted in FAR.

10. **MODIFICATION NO. 6 - Servant Quarters.**

This provision as in para 5 at page 159 of MPD-2001, may be allowed to continue.

As in objection/suggestion No.1, Modification No.6, Para (v).

11. **MODIFICATION NO. 7, PARA (vii)-PARKING.**

The modification proposed is not very clear. Covered parking is not defined. Including the covered parking in FAR would be detriment to the house owners. Parking on plots upto 400 sq.mts. is generally provided in drive-way. Including the FAR is not at all justified even if there is a garage. The garage should also not be counted in FAR.

Parking space is to be calculated on the basis of the built-up space on residential plot as per the norms suggested. However, if provided in the basement, is not to be counted in FAR calculations.

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MODIFICATION NO.9-Residential Plot-Group Housing

(a) Basement- The area of basement should not be confined to permissible ground coverage and should be permitted upto building envelope line so that all the cars can be accommodated in the basement and the open land is left for play etc. Basement may also be allowed to be used for providing essential services.

(b) Basements should be allowed to be used for storage and should not be counted in the FAR. It can also be allowed to be used for a D.U. including kitchen, bath and w.c. depending on public health clearance.

As in case of objection/suggestion No.1, Modification No.9.

13.

MODIFICATION NO.10 - Cluster Court Housing.

The concept is not very clear. Norms as in case of group housing with regard to basement, ground coverage, FAR should be allowed. As 100% coverage may lead to ill ventilation. Mixing of two and three storeyed construction on varying sizes of plots between 45 to 56 sq.mts. may not be advisable as most of the owners would like to have 3-storeyed construction.

As in objection/suggestion 2, Modification No.10.

They have also requested for a personal hearing.

Objection/Suggestion No.4 :

M/s.Rajdhani Estate Promoters & Builders Association, GL-7, Asnal Bhawan, 16, Kasturba Gandhimarg, New Delhi-110 001.

The following objections/suggestions have been filed on the proposed modifications.
1. a) Modification No.1

The proposed modification leaves the scope for mis-interpretation. It is suggested that more than one basement should be permissible within the envelope line equivalent to enclosed area.

b) FAR for all other uses including storage if provided in the basement should not be taken for FAR calculation and basement provisions contained in bye laws of 1983 should be resorted and Master Plan be amended accordingly.

Comments

a) Proposed amendment is with regard to the location of basement and quantum of basement. As far as the building envelope and quantum is concerned, it could be to the extent of the envelope area of the plot which may be achieved either one basement or could be achieved in two basements. As such there is no ambiguity.

b) Basement if used for parking, servicing is not counted into permissible FAR; however, for other uses including storage is proposed to be counted into FAR. Resurrection of 1983 bye-laws pertaining to basement provisions, it is worthwhile to note that the basement wherever constructed for parking and servicing in most of the cases is misused under the garb of storage space which was also permitted for use. In MPD-2001 specific provision has been made; basement, if constructed is counted in FAR, and excluded for parking and servicing. *and excluded*

2. Modification No.5(para v)

The proposal to include the area of basement for purpose of calculation of FAR is totally irrational and unrealistic and the benefit of basement as was applicable in the previous bye-laws should continue and should not be counted for FAR purposes but non-habitable use be allowed.

As mentioned above in para (b)

2. Modification No.5:

Area of the basement should not be counted in FAR and may be used as part of the dwelling unit. However, kitchen and bath room may be allowed subject to sewer line permitting the same.

3. Modification No.7

In already sanctioned plotted development, no parking be insisted upon. for new plotted development scheme, parking area to be calculated @ 1.33 car space per 125 sq.mtr. permissible area and parking provision is made partly in layout plan by way of pool parking and partly in the individual plot

4. Modification No.8

Stilts - the building on residential plot constructed on stilts same should not be counted in the permissible FAR, irrespective of that it is used for parking, landscaping or open area.

There may not be any objection for using the basement subject to that it should ^{be} part of the FAR calculatic

In case of already sanctioned plotted development partly parking in the individual plot is also necessary which has been suggested @ 1.33 car space per 100 sq.mtr. built area on plots about 200 sq.mtr. in size and it further reduced the portion of such parking space, the same is proposed to be calculated on the balance built space after giving the benefit of the built space of 200 sq.mtr. plot size. Thus the parking which will work out on the remaining built up area is quite feasible to be provided in the set back and in the basement for individual plot.

The modification ⁵ pertains to the provision of ^{not having} stilt individual residential plot.

Objection/Suggestion No. 5:

The Indian Institute of Architects, Northern Chapter 8-B, Shanker Mkt., Connaught Circus, New Delhi.

The following objections/suggestions have been filed:

Modification No. 2: In residential plot - plotted housing (001)

They have suggested amendment in the table containing plot size, coverage, FAR, No. of DUs and height of the building as follows:

S.NO.	AREA OF PLOT IN SQ.M.	MAX. GROUND COVERAGE	FAR	NO. OF D/UNITS	HEIGHT
1.	50	80	160	1	18
2.	50 to 100	70	210	3	14.5
3.	100 to 250	60	180	3	"
4.	250 to 500	55	165	6	"
5.	500 to 1000	40	120	9	"
6.	1000 to 1500	40	120	12	"
7.	1500 to 2500	40	120	12	"
8.	2250 to 3000	40	120	12	"
9.	3000 to 3750	40	120	19	"
10.	ABOVE 3750	40	120	19	"

They have also suggested as follows:

- One additional floor shall be permitted on plots of more than 250 sq.m. abutting road of 60' r/w and above.

The suggestions made are without any comprehensive study of the availability of infrastructure in various colonies/pockets already developed with a specific objective.

2. Roof level projection at terrace floor shall be permitted subject to maximum width of 1.2 mtr. and it being within the plot.
3. Any covered area with a floor having a height of 6 mtr. and above shall be permitted and FAR shall be counted in respective floor in which this area is covered.

Modification No. 5

Sub para (A) in para (iv) shall be substituted by the following:

(iv) Basement:

- (a) Basement if constructed in residential plotted development shall not be included in calculation of FAR and could be used as part of Dwelling Unit Water closet shall be allowed however kitchen bathroom shall be allowed subject to sewer lines permitting the same.

Modification No. 7

Proposed Para VII shall be substituted by the following:

- (VII) In already sanctioned plotted development, no parking shall be insisted upon. For new plotted development schemes the parking area is to be calculated @ 1.33 car space per 125 sq.m. of total built up area permissible in the scheme and parking provision is to be made, in the layout plan partly by way of pool parking and partly in individual plot.

11

DUs), number of floors, FAR etc. would lead to congestion and strain on municipal infrastructure. It is also not possible to augment the municipal infrastructure in these existing colonies. Proposed amendments published are mainly based on the comprehensive study undertaken by the committee, constituted by the LG, Delhi under the chairmanship of CMD HUDCO where Northern Chapter, Indian Institute of Architects were also represented.

As in objection no. 1 Modification no. 5

In case of the individual plots the parking requirement has been toned down and is feasible as proposed on.

Modification No. 8

Para X under STILTS: The para shall be substituted as under:

STILTS If a building on residential plot is constructed on stilts the same should not be counted in the permissible FAR, irrespective of whether it is used for parking, landscaping or as play area etc.

Modification No. 9:

Basement: The basement should be allowed right upto the envelope line

- (a) They have suggested that there should be no limit of permitting the basement equivalent to max. ground coverage of the plot area should be deleted.
- (b) They have suggested that there should be no limit of max. permissible ground coverage if having second basement.
- (c) They have suggested that there should be no condition to Flush the basement area outside the building line / in own below the stilt.

12

There is no stilt Floor allowed/permitted in case of individual residential plot without counting in FAR.

The suggestion has made by the DUAC of having the basement area equivalent to the 50% of the plot area within the envelope line may be agreed to.

-----do-----

The basement should be Flushed for easy movement and proper landscaping.

Objection/Suggestion No.6

M/s Ansal Properties & Industries Ltd., 118, UFF, Prakash Deep, 7, Tolstoy Marg, New Delhi-110 001.

Following objections/suggestions are received:

1. Modification No.1

They have suggested that while permitting the parking and servicing in the basement without counting the FAR, relevant storage space should also be allowed as it is a necessity and if provided elsewhere would become inconvenient/bad planning as the same is incidental to the office space.

2. Modification No.5

They have suggested that kitchen, bath room, and Water Closet(WC) should also be allowed in the basement subject to feasibility of connection to municipal facilities. It is suggested looking into the scarcity of land and spaces and to meet the rising demand of DUs.

13
The argument given is not convincing as the storage space is incidental to the office space and, therefore, should be planned along with the office space in the building and not exclusively in the basement. In case it is required essentially to be provided in the basement, it should be counted in FAR

The justification given is not relevant as the number of DUs are fixed as per the overall density pattern in different sizes of plots and, therefore, whether provided in the basement or above the ground floor makes no difference as far as the DUs are concerned. MCD is not at all agreed to for providing any kitchen, bathroom or Water Closet in the basement. Also, it is not hygienic to provide the DUs exclusively in the basement.

COMMENTS BY NDMC ON OBJECTIONS/SUGGESTIONS RECEIVED IN RESPECT OF PROPOSED DRAFT BUILDING BYE-LAWS, 1992 RELATING TO MPD-2001.

<u>MODIFICATION NO.</u>	<u>SL.NO.</u>	<u>OBJECTIONS/SUGGESTIONS</u>	<u>FROM</u>	<u>COMMENTS</u>
1.	1.	The construction of basement, for use premises given here, should be allowed extend upto the envelop line leaving the mandatory set backs.	The East India Hotels	Yes, basement may be allowed to extend upto set back lines.
		-do-	I.T.C.Welcome Groups	-do-

COMMENTS BY NDMC ON OBJECTIONS/SUGGESTIONS RECEIVED IN RESPECT OF PROPOSED DRAFT BUILDING BYE-LAWS, 1992 RELATING TO MPD-2001.

MODIFICATION NO.	SL.NO.	OBJECTIONS/SUGGESTIONS	FROM	COMMENTS
1.	1.	The construction of basement, for use premises given here, should be allowed extend upto the envelop line leaving the mandatory set backs.	The East India Hotels	Yes, basement may be allowed to extend upto set back lines.
		-do-	I.T.C.Welcome Groups	-do-

Modification	S.No.	Objections/suggestions	From	Comments
2.	1.	Residential Buildings- The maximum height in meters for the various buildings prescribed is 12.5 mtrs. and in case of buildings facing roads of 24 mtrs. it has been increased to 15 mtrs. This height in case of building facing 24 mtrs. road is not adequate and should be increased to 16 mtrs.	i) V.R.Vaish ii) J.P.Gupta & Panchshilla iii) Park Residents Welfare Association	No. The height given in the clause is adequate.
	2.	ITEM NO.4 FAR to be increased to 140 to 150. No. of dwelling unit should be 6 and maximum height is 14 mtrs. ITEM NO.5 FAR to be 120. Dwelling units 8 and height should be 14 mtrs. ITEM NO.6 FAR to be 100. Dwelling units 8 and height should be 14 mtrs. ITEM NO.7 FAR to be 100. Dwelling units 12 and height should be 14 mtrs. ITEM NO.8 FAR to be 100. Dwelling units 15 and height should be 14 mtrs. ITEM NO.9 FAR to be 100. Dwelling units 20 and height should be 14 mtrs. ITEM NO.10 FAR to be 100. Dwelling units 22 and height should be 14 mtrs.	Golf Links Ass.	No. FAR, dwelling units & hts. have been specified to strike a balance between the growing requirement and density. Any increase in FAR shall put further stress on services.

MODIFICATION	S.NO.	OBJECTIONS/SUGGESTIONS	FROM	COMMENTS
2.	3.	Plot area Ground Coverage FAR DU Height M. 50 80 160 2 8 50-100 70 210 3 14.5 100-250 60 180 3 " 250-500 55 165 6 " 500-1000 40 120 9 " 1000-3000 40 120 12 " Above 3000 40 120 19 " NOTE - Minimum size of Dwelling Unit should be 40 sq.m. Number of Dwelling Unit should not specified.	H.R.Laroya Architect	No. Reasons as above
	4.	At present only one dwelling unit is being permitted on plots measuring upto 500 sq.mt. It is suggested that area of plot be kept 250 sq.m. for permission of one dwelling unit on each floor and on plots about 250 sq.mt. two dwelling units should be permitted on each floor.	Ashok Shukla	No. U.B.B. specifies the total number of DUs on the entire plot.

ification
No.

S.NO. Objections/Suggestions

From

Comments

5

1.

A large no. of buildingw with basement and 2.5 to 3.5 storey have been constructed in all residential

i. V.R.Varish

No. Existing Basements are not meant for habitable purposes and here too basement will not be calculated in FAR if used for parking, servicing and dead storage (2.1.(6))

ii. Panchshilla
Park Res.Welf.
Ass.

-do-

iii. J.P.Gupta

-do-

increased for the barsati floor to permit 3 to 4 storeys with basements. There is no justification whatsoever of including the area f the basement in the FAR at this stage. This will be a serious discrimination for those who have not built the houses so far.

2.

Basement shall be used as D.U. including kitchen and toilet (if sewage disposal is feasible). Equivalent area allowed on 3rd floor if basement and mezzanine are completely banned and 3rd floor is allowed in lieu of it.

H.R.Laroya, Architect No., allowing the third floor in creates density.

3.

As per the draft bye-laws, the extent of basement is limited upto the corresponding ground coverage which is considered inadequate. In the hotels as well as in other high rise commercial & residential bldgs., it is reqd. to provide large areas for services like air-conditioning plants, s loundary storages etc. in addition to large areas for car parking. This is due to the abnormally high.

R.K.&Associates

May be incorporated in bye-laws.

(i)

4. Basement should be allowed to the mase perm.limit of cond.area of G.F.even if the owner proposes to build G.F.partially.

(ii)

NOC from adjoining property owner should not be asked for const.of basement.

Ashok Shukla

No. Bye-law does not impose any restriction.

(ii)

5."Such basements shall not be used for sleeping purpose" be added in the existing text

CFO, DFS

No. As the bye-law alternatively accepts undertaking to compensate any damage likely to be caused adjacent property.

6.Basement if constructed in residential plotted development should not be included in the calculation of FAR and could be used as part of D.U.W.C. shall be allowed. However,kitchen & bathroom shall be allowed subject to sewer lines permitting the same.

I.I.A.(NC)

No., All habitable areas have been accounted in FAR.

7.Basement shall not be included in FAR and can be utilized as part of the DU but without the kitchen,bathroom or W.C.

Golf Links Assn.

-do-

8.Under item 'Basement', this clause is to be amended as below:
"Basement, if constructed, in residential plotted development should be included in Calculation of FAR, if utilized as part of D.U. However, kitchen,bathroom & W.C. shall be allowed, when there is feasibility connection to Municipal facilities considering the invest but of Municipal sewer lines.

Asnal Prop.

No., bye-laws must have uniform application. Moreover, kitchen in basement may be objectionable to CFO Deptt.

6 (11)

MODIFICATION NO.	SL. NO.	OBJECTION/SUGGESTION	FROM	COMMENTS
6.	1	2.2(v) Servant Quarters Norms are not feasible for plotted residences	H.R. Laroya	Relaxation of two Ist 200 sq.mts. of plot area in plotted residential development is already recommended in the U.B.B.92 on page-83.
	2.	Garrage block can be merged with the main bldg. The garrage block can be used as part of the main bldg. for habitable purpose. The area should be counted in FAR. It is not necessary to provide the servant quarter. However, if a servant quarter is provided it shall be as per the norms	Golf Links Assn.	No. Specific service area cannot be used for general purpose.

(i)
4. Basement should be allowed to the mase perm.limit of cond.area of G.F.even if the owner proposes to build G.F.partially.

(ii)
NOC from adjoining property owner should not be asked for const.of basement.

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Ashok Shukla

No. Bye-law does not impose any restriction.

No. As the bye-law alternatively accepts undertaking to compensate any damage likely to be caused adjacent property.

CFO, DFS

No, since once habitable use is allowed to excluding the sleeping activity is not possible in terms of implementation.

I.I.A.(NC)

No., All habitable areas have been accounted in FAR.

Golf Links Assn.

-do-

Asnal Prop.

No., bye-laws must have uniform application. Moreover, kitchen in basement may be objectionable to CFO Deptt.

6

(11)

MODIFICATION NO.	SL.NO.	OBJECTION/SUGGESTION	FROM	COMMENTS
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Comments by NDMC on Objections/Suggestions received in respect of proposed BHL-92 relating to MFD-2001.

<u>Modification No.</u>	<u>Sr.No.</u>	<u>Objection/Suggestion</u>	<u>From</u>	<u>Comments</u>
7	1	Covered parking should be free of FAR	S.P.A. K.T. Revindran & Ors.	Bye-law suggests non-inclusion into F.A.R. the area provided for parking in the basement.
	2	No parking norms will apply. Instead, pool-parking will be provided by the authorities as under ground car-parking with large greens on the parking roof.	Golf Links Association	No. Owners had to part with their area for parking requirements generated by floor phase in a building.
	3	The covd. parking area where provided shall not be included in F.A.R.	D.R.C., I.T.F.(I)	Bye-law provides for non-inclusion of parking area into FAR if parking is provided in the basement.
	4	The whole clause to be deleted	I.I.A.(MC)	No. Clause is required.

7

(11)

1.	2.	3.	4.	5.
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5.	5.		1.1.A.	
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It has been suggested that the area of basement in residential building should not be counted towards FAR and should be allowed for use as part of dwelling unit. It has been further suggested that W.C. be also allowed and kitchen, bath room may be allowed if sewer lines levels permits.

The suggestion to allow the basement for habitable use without counting towards FAR may not be allowed and also kitchen, bath and W/C should not be allowed on basement.

xx	6.	(i)	Objection has been raised that the scope of additional uses be provided in the basement as per BBL 1983 without counting in FAR.	Sh. Shanti Desai Ex. F.C.
----	----	-----	--	------------------------------

2.1 (e) : So far as MCD is concerned, the use of basement may be allowed as per provision of BBL-1983.

(ii) Objection has been raised regarding disallowing kitchen, bathroom and WC in the basement in case the same is counted in FAR also.

(iii) It has been suggested that excess to the basement shall be separate from main staircase from the main building, it should be deleted.

7.			Sh. R.K. Nayar	
----	--	--	----------------	--

Since it requires consideration from Master Plan point of view and as such comments will be required.

It has been suggested that in case the basement is counted towards FAR but if proposal are submitted without basement then additional floor should be allowed for residential purposes.

8.			Vasant Vihar Welfare Assn.	
----	--	--	----------------------------	--

The suggestion may not be agreed. The basement if used for purpose should be counted FAR.

It has been suggested that the basement should be allowed as a part of dwelling units authorised on Ground Floor and library, puja, sitting room for children without counting in FAR and severe penalty should be imposed for violation of this provision.

1. 2. 3.

4. 5.

5. It has been suggested that Min. of 2 in the side set back for const. of basement must be 1.5ft.

Defence Colony Welf. Assn.

This provision has already been simplified and only in specific cases this condition is applicable to safeguard the structural stability of the adjoining buildings if existing without basement and as such no further amendment is required.

10. Basement shall be allowed to be constructed under the ground floor to the maximum extent of ground coverage as a part of dwelling unit/units.

Vasant Vihar Welf. Assn.

So far as MCD is concerned it is suggested that use of basement for habitable purposes should not be allowed.

11. There should be no restrictions on the number of dwelling units provided a dwelling unit comments of minimum ---, kitchen and toilet with proper habitable circulation. This shall help in solving the acute housing problem prevailing in the country.

AR Shashi AR. Belidiarway Verma It is suggested that number of dwelling unit be increased marginally subject to levy of some charges for augmentation of existing

12. If sewerage disposal is feasible then basement should be allowed for dwelling unit i/c provision of toilet and kitchen.

H.R. Leroya

Since use of the basement is provision of the Master Plan and as such, IDA may examine for comments. However, so far as MCD is concerned, the use of basement may be allowed on norms prior to 1983. The height of basement upto 7 ft. above ground level may not be considered because of its misuse. However, this concept can be considered if concept of semi-basement is accepted

13
Comments by MCD on Objections/suggestions received in respect of proposed Draft
BIL-92 relating to MPD-2001.

<u>Modification No.</u>	<u>Serial No.</u>	<u>Objection/Suggestion</u>	<u>From</u>	<u>Comments</u>
7.	1	It is suggested that parking shall be based on floor area i.e. 80% of FAR, it is also suggested that rear set back should be average 2.25 m	Residents of S.J. Enclave, Delhi.	Keeping in view the acute parking problems in Delhi, it is suggested that further relaxation in parking norms may not be allowed. However, DDA may also examine from Master Plan point of view.

14

Comments by MCD on Objections/Suggestions received in respect of proposed Draft
BEL - 92 relating to MPD-2001.

<u>Modification No.</u>	<u>Serial No.</u>	<u>Objection/Suggestion</u>
8	1	It has been suggested that area of stillt if not enclosed should not be counted towards F&R.

From
I.I.A.

Comments
The provision of counting the stillt area into F&R was incorporated keeping in view the past experience that the stillt portion was misused and was enclosed at a later stage. To avoid use, the stillt portion is required to be counted into F&R. So far as MCD is concerned, the suggestions may be accepted.

Comments by MCD or objections/suggestions received in respect of proposed Draft BIM-92 relating to MPD-2001.

Modification No.

57. No.

Objection/Suggestion

From

Comments

9

1

In group housing scheme dwelling units should be provided on G.F. also.

Revera Appts.
Pvt. Ltd.

In this clause there is no such restriction. However, DDA may also see for necessary comments.

2

Group Housing Scheme

3

a) It has been suggested that Basement shall be allowed within the set back lines irrespective of ground coverage for parking and services without counting in FAR.

The basement may be allowed upto the envelope line to meet the parking requirements and for having adequate open area on ground floor for land scaping.

-३०-

b) 2 & 3 level basements shall also be allowed for parking irrespective of ground coverage.

The dimensions of the envelope are as follows.

May not be allowed. However, the area of basement may be allowed upto the envelope line.

c) Basement height should be kept compulsorily 8x8" to 10" below the ground level and made water proof and load bearing for plantation land scaping purposes.

This suggestion may not be agreed to. However our suggestion for a to c may also be examined by the DDA for necessary comments.

3

Group Housing:

I.I. Arch.

This clause is regarding basement in group housing have been proposed to be modified and desired that the extent of area of basement equivalent to ground coverage should be deleted.

It has been suggested to modify

Since these suggestions requires amendments in Master Plan and as such DDA may examine for necessary comments. So far as MCD is concerned, it is suggested that in case the existing provision of basement are not considered to be sufficient for purpose of parking, storage then suit-

this clause for allowing more than one basement equivalent to the maximum permissible ground coverage. It has been desired that the condition of restricting the covered area be deleted.

Basement exclusively for car-parking, Air conditioning plant, pump house, electrical cabin, watchman's both and garbage staff. Staircase room and lift machine room on the roof.

R Hock Ascon.
Rajinder Nagar
Delhi Dev.
Grievances

Since these suggestions require consideration from Master Plan of view as such DDA may examine for necessary comments. However so far as MOD is concerned, it is suggested that limits of coverage & FAR may be increased subject to payment of augmentation charges. It is further suggested that use of basement may be allowed on norms as per BHL 1992.

This clause deals for allowing basement in Group Housing which is provision of Master Plan as such DDA may examine for necessary comments.

This clause is to be deleted and it has been further suggested that the more than one basement can be allowed with vertical formation subject to the requirement of car parking & services & coverage of any basement should not exceed the envelope line.

Rajdhani
Estates

- Ansal Properties
- DLF Universal

However it is suggested that keeping in view the ground realities and parking requirement that basement in Group Housing may be allowed upto the envelope line w/o restricting the area equivalent to GF. The level of basement beyond building line may be allowed to remain flush with ground level. Since, this requires consideration from Master Plan as such DDA may also examine for necessary comments.

It is suggested that full basement be permitted within setback lines without restricting it to equal to ground coverage and more than one basement be permitted as per requirement of each building. The area of basement equal to Ground Coverage may be allowed to be raised 2.3 ft. above the adjoining ground level and roof of rest should remain flush with the Gr. level, with an earth cushion of about 1 ft to enable the greenery to be created on top of the same. Mezzanine to the extent of 5% of the Gr.

Comments by MCD on Objections/Suggestions received in respect of proposed Draft BRL-92 relating to MPD-2001.

<u>Modification No.</u>	<u>Sr.No.</u>	<u>Objection/Suggestion</u>	<u>From</u>	<u>Comments</u>
10	1	Cluster Housing		
		100 100 8 140	H.R. Leroya	

Since the same requires consideration from Master Plan point of view, as such DDA may examine for comments.

Modification
No. 2

Objections/Suggestions

Sl. No.	Area of Plot in Sqm.	Net Ground Coverage in %age	FAR	No. of One-Storey Units	Minimum Setback in Heights				Maximum Ht. in Metres	Comments of D.D.A.
					Front	Rear	Side 1	Side 2		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1	Below 32	75	150	-	1	1.5	0	0	0	8.0
2	Plot 32 to 50	25	150	-	2	1.5	0	0	0	8.0
3.	Plot 51 to 100	25	150	15	3	3.0	0	0	0	15.0
4.	Plot 101 to 250	50	160	15	3	3.0	3.0	0	0	15.0
5.	Plot 251 to 500	50	140	12	3(3)	3.0	3.0	3.0	0	15.0
6.	Plot 501 to 1000	40	100	12	5(1)	6.0	3.0	3.0	3.0	15.0
7.	Plot 1001 to 1500	40	100	12	2	9.0	3.0	3.0	3.0	15.0
8.	Plot 1501 to 2250	40	100	12	3(12)	9.0	3.0	3.0	3.0	15.0
9.	Plot 2251 to 3000	40	100	12	13(16)	9.0	6.0	6.0	6.0	15.0
10.	Plot 3001 to 3999	40	100	12	16(22)	9.0	6.0	6.0	6.0	15.0
11.	Plot 4000 & above	35	125	10	46(55)	15.0	6.0	6.0	6.0	15.0

NOTE

1. EXTRA COVERAGE

- Columns (4) specifies extra coverage in each floor and %age specified is related to the floor area.
 - This extra coverage is to be used for canopies, Gross area of pergolas, Balconies, Chajjas and wardrobe projections etc.
 - Any area calculated under extra coverage is not counted towards ground coverage, if the same is 2.5 metre above ground level. In case of wardrobe the same can be at plinth level.
 - This coverage cannot be used in the main building partly or wholly under any circumstances.
 - Maximum width of these projections shall be 3.0 m. However, it cannot exceed 50% of the width of the prescribed set-back.
 - No projection is allowed within the minimum area of ventilation shall prescribed in 3.11.3
 - Any space enclosed on all sides and with a roof shall be counted towards main FAR.
- Minimum size of the residential plot shall be 32 sqm. however, in case of economically weaker section schemes, size could be reduced further.

S.No.

Objections/Suggestions

Comments of DDA

5

BASEMENT

- i) Basement is allowed in residential plots.
- ii) Basement can extend upto envelope line of the plot provided the area under basement is not more than 50% of plot area.
- iii) Finished basement roof slab can be upto 1.8 m above the existing approach road.
- iv) Basement for storage purpose is not counted towards FAR. However, if the same is used for habitable purpose, it shall be counted towards FAR. In the event basement is counted towards FAR, kitchen and toilets shall be allowed. The Architect/Owner has to take necessary precautions for disposal of sewage and storm water and circulation of proper light and ventilation.

As given in
Annexure (II)

Parkling

a) For plots above 300 sqm. in size, parking shall be provided @ 1.00 car space per covered parking area.

dwelling unit. The norms for parking spaces, as given under clause 2.1 are to be actually on plan. and shall be shown

b) New plotted development scheme: The parking area is to be calculated @ 1.30 car space per 120 sqm. of total built up area permissible in the scheme and parking provision is to be made, in the layout plan partly by way of pool parking and partly in the individual plot.

Parking space shall be provide with adequate vehicular access to a street and the area of drive, aisles and such other provisions required for adequate maneuvering of vehicle shall be inclusive of the parking space stipulated in these rules.

in these rules.

If the total parking space required by these rules is provided by a group of property owners for their mutual benefits, such parking shall meet the requirements under these rules subject to the approval of the Authority.

these rules subject to the following: parking lock-up garages shall be included in the calculation for floor space for FAR calculations unless they are provided in the basement of a building constructed on stilts with no external wall.

on still its width and on clearly marked for parking spaces shall be paved and clearly marked for different types of vehicles.

In the case of parking spaces provided in basements, two ramps of minimum 3.5 m. width each having a slope not less than 1:8 or one ramp of minimum 6.5 m. width with a slope not less than 1:8 shall be provided.

AS GIVEN IN APPENDURE

II.

S.No.

Objections/suggestions

Comments of DDA

STILT

- i) Stilt is allowed on a residential plot, provided, the area of the stilt is atleast 40% of ground coverage. In such case, the stilt is not counted towards FAR.
- ii) In the event, a stilt is provided, the height of the building can be increased to another 2.5 metre above the maximum permissible height.

As given in

Annexure
(II)

Wherever the stilt is proposed to be provided the height will be increased by 2.5 m. above the prescribed maximum height.

- do -

Objections/Suggestions

(b)(2)

Basement :

- a) Since the group housing is an integrated project, basement in the group housing project be permitted to extend horizontally right upto envelope line, provided that it does not exceed the 50% of the plot size and ramps will be permitted in setbacks.

- b) More than one basement can be allowed in vertical formation provided that it does not exceed 50% of the plot size and ramps will be permitted in setbacks.

- c) Delete.

- g) Stilt: If the building is constructed with a stilt area and is proposed to be used for parking, landscaping etc., the stilt floor need not be included in FAR prescribed for a plot.

In case a basement is provided below the stilt floor for purposes of parking, servicing etc. and provided with a mechanical means of ventilations in which case the basement shall not be included in the FAR.

Comments of DDA

As given in Annexure (II)

- do -

- do -

- do -

- do -

SUB: Land use of the area transferred by MCD to Delhi Admn. for staff quarters behind Model Town Delhi. F3(111)81-MP

The Delhi Water Supply & Sewerage Disposal Undertaking have stated to have owned about 800 acres of land behind Model Town and Adarsh Nagar Group of colonies which is marked on the plan placed at Annexure 'A'. Out of this land, the DWS&SDU have committed 102 acres of land to Delhi Admn. for construction of staff quarters under General Pool Housing. PWD, Delhi Admn. and DWS&SDU have desired the land use clearance from DDA whether this 102 acres of land falls under the residential use. This issue has also been taken up in the meetings held by the Chief Secy., Delhi Admn.

Shri R.N. Aggarwal, E.E.(P) DR., MCD has now marked the 102 acres of land under question on the survey plan of the area showing the 42 acres of land which has already been handed over and 60 acres which is under consideration for transfer. Both, the Master Plan land uses (PDP 2001) and the area under transfer to Delhi Admn. are also marked on the same plan placed at Annexure 'A' Roads already constructed by the MCD in this area are:

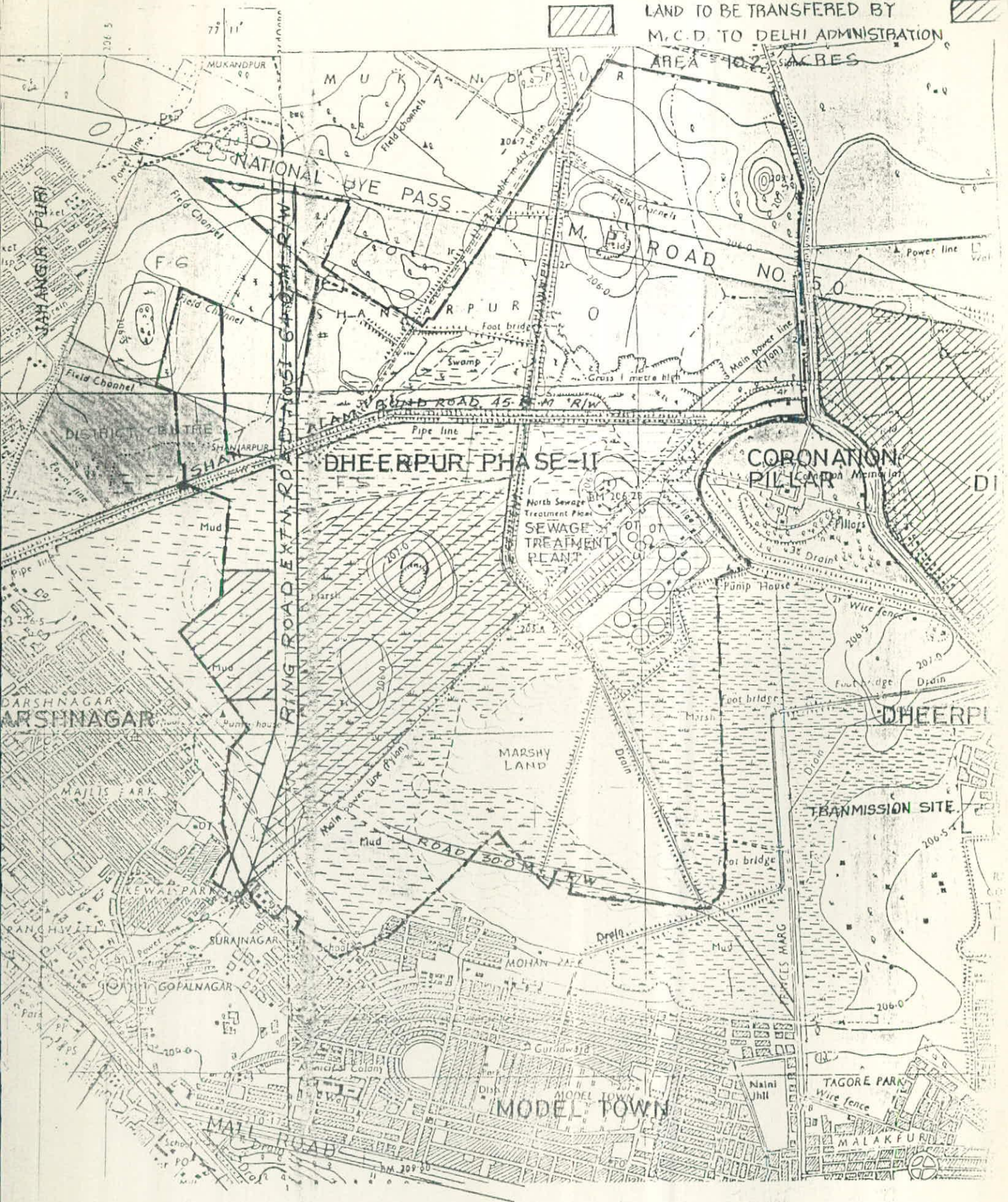
- a. Ring Road Extn. (No. 51) running N-S & meeting Road no. 50.
- b. Road running on the existing bandh (E-W)
- c. Road running behind Model Town (only small portion to join this road with road no. 51 is left.

The land use of the 102 acres of land under transfer is residential as per PDP-2001. The general development plan of the area is also under preparation in DDA but since the proposed 102 acres of land occupies almost the entire vacant land under the residential use towards South of the Bandh road, it is considered better if the agency preparing the detailed plan of this residential area be given flexibility to put in their own way the various facilities as per the prescribed norms in the Master Plan. However, care is to be taken to join the existing road behind Model Town with the Road No. 51.

The matter is put up to the Technical committee for consideration of giving the land use clearance for the 102 acres of land for development as a residential use with the facilities prescribed in the Master Plan.

— — — LAND OWNED BY M.C.D (OWSE'S DU) IS
SHOWN THUS

LAND TO BE TRANSFERRED BY
M.C.D. TO DELHI ADMINISTRATION
AREA 40.23 ACRES



Sub: Addition plans for construction of Auditorium and Dormitory Building by National Spiritual Assembly of Bhai's of India, Kalkaji.

F13(50)78-Bldg.

1. A proposal has been received from the above organisation for construction of Auditorium and Dormitory having an area of about 4395 sq.mts. in addition to already existing temple structure.

Background:

2. In 1978 vide Authority Resolution dt. 20.1.78 it was agreed to change the land use of 8 acres (2 acres of land as covered area and 6 acres as the land appurtenant to the building), from recreational to religious and notification to this effect was issued by the Govt. vide no. K-13012/7/71/UD dt. 15.2.78 and the contents reproduced below:

" The land use of an area measuring 3.24 hect. (8.0 acres) forming part of the land earmarked for "recreational" land use of the Master Plan located in the east of District Centre (Nehru Place) and in the North of Kalkaji Temple falling in zone F 2 (Kailash) is changed to "Public and semi-Public facilities (religious)

The building proposal for construction of Bahai Temple was accordingly submitted for total 7725.8 sq.mts. on the basis of plot area of 2 acres.

Thus Institute has utilised most of the covered area for this purpose. They are left with about 374 sq.mt. area for further construction. Plans were approved on 21.2.79 and completion certificate issued by this office on 8.12.86.

3. A delegation of the above organisation met the VC, DDA on 13.6.91. They emphasised their need and accordingly as per direction of VC, the case was put up to the Technical Committee on dt. 27.9.91. During the discussion in the Technical committee following two important points were recorded.

A. As per MPD-2001, the whole area in accupation of above organisation is ear marked for public and semi public facilities.

B. And the area is a reserved forest. It was directee by the Technical committee keeping in view of (A) above i.e. institutional use, this may be referred to DUAS and the Organisation may be asked to take the direct clearance from the Ministry of Environment.

Accordingly reference was made to the DUAC and National Spirtual Assembly of India. They submitted the clearance from the Delhi Admn. and the communication was issued by office of the Deputy Conservator of Forest, Delhi Admn. vide letter dt. 23.1.2.92, contents of which is reproduced below:

"With reference to your letter dt. 18th December, I am directed to inform you that from this letter and the one referred to dt. 9.2.91, it is not clear as to what exactly is proposed to be done in y our expansion programme of Bahai's House of Worship. However, it is informed that in case of the land in question has been gazetted a. as public semi public (religious) under the Master Plan of Delhi (PS-8) then the land will not come under the purview of the Forest Conservation Act. In case there are threes existant in the land which would be required to be removed for your proposed expansion, a seperate case may please be moved, with ground plan of the proposed plan indicating the location of the trees proposed to be cut. The case neds to be moved through concernnd

Secretary Forests, addressed to the Lt. Governor, Delhi.

4. a. A letter was received from Jt. Secy. (K) M30 Environment & Forest dt. 8.1.92 Ministry requested VC, DDA to enquire into the report regarding allotment of forest land to Bahai Temple.

b. A reply was sent under the signature of VC, DDA contents reproduced below:

"Please refer to your D.O. No.8/VIP/JSK392 dt. 8.1.92 with regard to the land owned by Bahai Temple at Kalkaji, New Delhi, I would like to inform you that the land under reference is owned by National Spiritual Assembly of the Bahais of India and in the year 1978, permission was accorded to them by DDA to utilise 8 acres of land for the construction of Bahai Temple. Later on the draft Master Plan for Delhi-2001 was published, interalia inviting public objections/suggestion to the incorporation of the land owned by Bahai's as Institutional area. As per the record, there was no objection received with regard to the proposed land use of the site approved by Govt. of India, Ministry of Urban Development ;vide notification dt. 1.8.90 the land stands reserved for public and semi public use (Institutional)

As mentioned above, the Bahai Temple was constructed with the approval of the Competent Authority before MPD-2001 came into force on 1.8.90 Later on some need based additions/alterations were proposed by this organisation, which have been approved by the Technical Committee of the Authority within the framework of institutional land use subject to the concurrence of the DUAC and prior clearance of the Ministry of Environment under the Forest Conservation Act (as the land seperately

stands notified as a forest area)

After the said decision of the Technical committee, the matter has been taken up with Delhi Admn. and the reply by Dy. Conservat of Forests of Delhi vide reference no. F10(02)/PA/DCP/91/1618 dt. 23.12.91 indicates as under:

It is informed that in case the land in question has been gazetted as public/semi public (religious) under the Master Plan of Delhi (PS-8) then the land will not come under the purview of the Forest Conservation Act.'

The matter rests there as far as DDA is concerned. It is accordingly for the Ministry of Environment to take view on the question of prior clearance under the Forest Conservation Act, which has been duly stipulated by the DDA while conveying its own clearance under the relevant provisions of MPD-2001"

5. In the meantime a letter has been received from the Dy. Secretary, M/O Environment & Forest, May, 11, 1992 objecting the conversion of forest area into non forest use, contents of which is reproduced below:

"Please refer to your D.O. Letter no. F13(50) 78/Bldg. dt. April 13, 1992 regarding land owned by Bahai Temple at Kalakaji, New Delhi. In this connection, I may inform you that as the area is recorded as 'Forest' the Forest (Conservation) Act is attached in the instant case and no diversion for any non forestry use can be done without the prior approval of the Central Government under the Forest (Conservation) Act even if the land has been reserved for public

and semi public use. Any proposal for diversion of any forest land has to be submitted in the prescribed proforma alongwith necessary details by the concerned State/UT Government. You are therefore requested to ensure that no diversion of above forest land takes place until and unless formal approval under the Forest (Conservation) Act 1980 is accorded by the Central Government.

6. In another letter Ministry has again stressed that the clearance for conversion of forest land to non forest use is required and report in this regard may be furnished to the M/o Environment and Forest.

7. Again Ministry of Environment & Forest vide letter dt. 7.9.92 informed to the Dy. Conservator of the Forest, Delhi Admn. that in case of Bahai House of worship the use is approved prior to 25.10.80 by the Competent Authority. Therefore prior approval of Central Govt. is not required under the Forest (Conservation) Act 1980.

8. By rearding all the letters together and report of the Senior Architect, it is no clear whether notificati dt. 10th April , 1980 w.r.t. reserved forests is supercede or not. This requires clarification.

9. The area has been ear marked for public and semi public facilities in the MPD-2001 which has come into force after the enactment of forest conservation Act 1980. Letter issued by Dy. Secy. M/O Environment dt. 11th May, 1992 and another letter issued from the same Ministry dt. 7.9.92 by Dy. I.G. of Forests are contrary to each other.

10. Minutes of the meeting held in Ministry of Urban Development on 21.8.91, regarding measures to be taken for preservation of the ridge area in Delhi (298/Cr.) indicated at sl. no. 12 that wherever there are difference between the Master Plan and the notification issued under the Indian Forest Act, the notifications issued under the Act will prevail. Further it is stated in r/o all lands included in the reserved forests even

if Master Plan-2001 shows any other use, DDA is not to approve any further development.

In view of the above, and the correspondence received from Ministry of Environment and Forests, the case submitted for consideration of the Technical Committee in its meeting dt. 21.1.93 and it was desired that in the first instance, authenticated copy of the notification of declaring the area under reference as the 'Forest area' be obtained from Delhi Admn. and the case be submitted again with necessary comments. In view of this decision Dir. (AP&B) had a discussion with Dy. Conservator of Forest, Delhi Admn. He referred the communication sent to DDA in this regards in which it is stated that Min. of Environment and Forest, Govt. of India had clarified that since diversion of Forest land for Bahai's house of worship has been approved prior to 25.10.80 by the Competent Authority (i.e. prior to the commencement of Forest Conservation Act 1980) prior approval of Central Govt. is not required and the Forest Conservation Act 1980.

It is further opined that in case the management agency/DDA still feels that the area is to be processed under the Forest conservation Act, proposal for diversion alongwith substantial proof (Gazette notification) of the area being declared as 'Forest' may be forwarded to this office for further necessary action.

However, he has felt that the clarification given by Min. of Environment & Forest, Govt. of India, should suffice to guide us as to course of action to be taken in this matter.

In view of above clarification from Dy. Conservation of Forest, Govt. of National Capital Territory of Delhi, the case be placed before Technical Committee for considering permitting additional construction.

Sub: Regarding change of land use for an area (39 hact.)
in Tughlakabad for warehousing and depot (Inland
Container depot).

I. BACKGROUND :

The case for the proposed Container depot at Tughlakabad was discussed ~~in~~ number of times in the Technical committee of DDA. It was finally approved by the Technical committee in its meeting held on 18.2.92 subject to following conditions:

1. CONCORE shall draw up a composite plan for the proposed external circulation scheme on MB Road, on a scale of 1:500, by integrating the detailed plans for all the four junctions between the Mathura road and Anand Mai marg intersections.
2. Automatic signal control equipment to be provided as part of the ICD project, to regulate the projected traffic entering ICD from M.B. Road on the lines discussed.
3. The approach to the existing railway quarters to be provided from the proposed new road leading to the I.C.D. The following decision were also taken.
 - i) Sites for such essential facilities as police station, fire station etc. may be provided in the adjacent land of DDA which shall be allotted to CONCORE for planning and development accordingly.
 - ii) Detailed plans for the I.C.D. and said adjacent facilities, showing allocation of land for various purposes to be submitted by CONCORE so that the change in the prescribed land use can be processed accordingly by DDA;
 - iii) The site earmarked for fire station to be handed over to Delhi Fire Services in due course.
 - iv) As the ICD is scheduled to commence functioning in the new sites from July, 92, matter relating to transfer of adjacent DDA land and removal of squatters from land forming part of ICD complex may be processed pending formal change in land use. The proposed CCI siding and level crossing to be provided at the intersection of the CCI siding with the new approach road to the ICD was also cleared in principle by the Technical committee. Necessary changes in prescribed land use to be processed alongwith the case relating to change in land use in respect of ICD & adjacent facilities.

II. PROPOSAL UNDER CONSIDERATION :

The Railways through the Group General Manager(Engineering) Container Corporation of India vide letter No.CON:W:TKD: APPLICATION:15A dated 4.1.92 has requested for furnishing the change of land use for the ICD Tughlakabad, required to be submitted to MCD.

III. OBSERVATIONS :

As per the decision of Technical committee, plan for Inland Container depot was approved subject to conditions given in para 1 above. While the case for the change of land use is examined, following is submitted:

- 1) We are yet to receive composite plan for the proposed External circulation scheme of MB Road - detailed plan for all the four junctions. Also the progress about automatic signal control equipment to be provided by CONCOR is not yet received.
- 2) The comprehensive modifications in the land use in the pocket bounded by MB Road in the South, Railways properties in the east, Anandmai marg in west, Okhla Industrial area in the north needs to be prepared and would form part of the zonal development plan for zone F.
- 3) The land for approach road to the proposed Inland Container depot has been finalised in consultation with the Railways authority and MCD and is in the process of allotment to Railways.
- 4) The present case is limited to the change of land use in respect of 39 hact. of land, which was mostly ear-marked for the Passenger terminal in MPD-2001. The proposal is to modify the land ^{use} as per the table given below :

S.No.	MPD-2001 LAND USE	AREA (Ha.)	PROPOSED LAND USE
1.	Metropolitan Passenger Terminal	23.7	Warehousing & depots (ICD)
2.	District park	9.8	"
3.	Community centre	2.1	"
4.	Master Plan road	3.4	"
Total		39.0 Ha.	

Note: Out of 39.0 Ha. for warehousing and depots (ICD) 6 Ha. to be maintained as Mandatory green as shown in the layout plan.

The plan showing the proposed change in land use is laid on the table.

PROPOSAL:

- IV. ✓ Technical committee may consider approving modification in land use in respect of 39-ha. of land as per the area statement given in para ^{III.4.}~~(3) & (4)~~ above. It is also suggested that 6 hac. land shown as green as per the layout plan of ICD should be compulsorily maintained as green, and the size of the depot to be limited to the approved capacity ^{as} decided in the ^{meeting} ~~meeting~~ of ^{the Committee of} Secretaries and Ministry of Urban Development.

S. Sakal
16/2

Sub : District Centre - Wazirpur
File No. PS/CA(6)92/4097

Introduction :

The detail scheme of District Centre Wazirpur submitted for approval at second stage, was discussed in the meeting of DUAC in the third week of June, 1992. Most of the points raised by the Commission were in respect of clarification about circulation, servicing of the Distt. Centre, design of services, fire tender movement, informal sector etc. We were able to satisfy the Commission in all these points. The Commission also raised one basic point regarding norms on which the District Centre has now been submitted to them. They enquired whether the D.W.C. is to be considered as per the Master Plan Delhi - 2001. ~~The reason of their asking this question was that this D.C. still to be developed by the DDA.~~ As such, according to DUAC the new norms of MPD - 2001 should apply. The basic difference between old norms and new norms is that in MPD-2001 the FAR of the D.A. 125 as compared to 150 earlier.

2. To examine and decide upon the observations made as above, the scheme was placed in the 109th Screening Committee held on 31.8.92 (Agenda & Minutes enclosed - F/A), and in line with the decision of S.C. and instructions thereof, the DUAC was requested to consider the proposal with FAR of 150 on the basis of which the scheme was earlier approved conceptually by the Commission.

3. The scheme was discussed in the DUAC meeting held on 27.11.92 and the Commission did not agree with the decision of S.C. with 150 FAR and desired that it should have the approval of 'Authority' (copy of the DUAC letter placed opposite at Annexure A).

4. It may ^{be} worthwhile to mention that except the point of F&A rest of the details such as Architectural Controls, services, circulation etc. have been favourably considered by the Commission.

5. The conceptual scheme of Wazirpur District Centre stands approved, in principle, initially in early 1986 (copy of approved placed opposite at Annexure B) and development work has been done at site. With this point in view, some plots have also been earmarked for auction to boost up the economy of DDA. The District Centre site is strategically located and needs to be taken up on priority.

6. This matter was discussed in the meeting of Technical Committee held on 24.12.92. The TC decided that "There exists an Authority Resolution stipulating development control norms for the cases which were approved prior to the enforcement of MPD, 2001 i.e. August 1990. The case may be dealt with accordingly." (copy of the decision placed opposite at Annexure 'C').

7. The matter has further been examined with respect ^{to} DDA's resolution No. 92 dt. 19.9.91. The resolution of authority is reproduced below :

"Resolved that as a one-time measure of administrative convenience and by way of liberal interpretation of the Master Plan, all pending building plans for construction on individual residential plots, institutional plots and plots allotted to grouping housing societies, which were submitted to DDA prior to 1.8.90, be finalised and approved as per relevant Master Plan provisions in force at the time of submission, as a special case, subject to the following conditions:

- a) that such plots form part of a regular layout plan already sanctioned by the competent authority;
- b) that the question of any change in prescribed land use is not involved ;
- c) that the prescribed building plan fee has been paid prior to 1.8.90;
- d) that conversion of lease charged under the terms of lease (as for the plots located in the NDMC area) is not involved. A list of such pending cases should be prepared and furnished to VC, DDA within one month;

as per this resolution the clearance have been given in r/o Individual residential plots, Institutional plots & plots allotted to G.H Societies. Nothing has been mentioned about the commercial centres. This resolution will therefore not satisfy the DUAC, and clearance for Distt. Centre is required in r/o FAR.

8. In view of para 6 & 7 above, the matter is again placed before the Technical Committee to consider the FAR 150 for the D.C. Wazirpur in view of the fact that its plan were approved by DUAC in 1986 and work on the project continued on basis of approved concept plans and development works have also been done as ^{per} approved plans. The case ^{is now} ~~shall be~~ submitted ^{for} to authority after approval of the proposal from Tech. Committee meeting. It will ^{Subsequently} be placed before DDA for approval so that final approval is ^{obtained from} ~~given by~~ the DUAC and further action for development and auction of commercial plots is taken up.

Act
16-2-83



Annexure - A

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
लोक नायक भवन / द्वितीय तल
LOK NAYAK BHAWAN (2nd FLOOR)
पृथ्वी राज लेन, नई दिल्ली-110003
PRITHVIRAJ LANE, NEW DELHI-110003
दूरभाष PHONES : 611948, 619593, 618607 & 690821

No.22(16)/92-DUAC

December 20, 1992

The Vice-Chairman
Delhi Development Authority
Vikas Sadan, INA. Mkt.
New Delhi.

Subject : Plans for District Centre at Wazirpur.
.....

Sir,

4/1/93
This has reference to letter No. PS/CA(17)92/2268 dated October 13, 1992 from the Chief Architect, DDA on the subject. This proposal was discussed in Commission's meeting held on November 27, 1992 and the following observations were made:-

".....

In view of receipt of a letter from the Chief Architect, DDA that the proposal is to be considered earlier Master Plan norms of 150 FAR and the submission of detail drawings of the scheme, proposal was considered by the Commission. It was found that road side parking lots had been removed and the drop off points of various intervals introduced. The identical parking lots provided next to the C-2, C-3, C-4, C-5 blocks and D-2, D-3, D-4 & D-5 blocks had been revised by sinking part portion, and providing through link at first floor level.

It emerged during discussions, that within a short span, the Commission had cleared the major schemes like Shivaji Place, District Centre, Saket District Centre, Sub CBD Shahdara and this scheme was fourth in the series. These major schemes are since going to have tremendous effect on infrastructures network, it would be desirable to know from DDA whether the sufficient arrangement for infrastructure exists for these major projects. It was also commented that a proper management system for these projects would also be important.

Contd...2/-

S. Malik
Arch

CA-
8.1.93

- 2 -

About the utilisation of 150 FAR in this case, the Commission observed that the decision should come at Authorities level. As far as the working of the proposed blocking, circulation overall form environment etc. was concerned the Commission considered the scheme satisfactory and decided to approve the same."

In view of above, it is requested that the recommendations of the "Authority" in respect of the utilisation of 150 FAR may pleased be conveyed that the approval could be released by this office.

Yours faithfully,

(M.B. Saxena)
Secretary

Copy to:-

1. ✓ The Chief Architect, DDA, Vikas Minar, I.P. Estate, New Delhi for information.
2. M/s. Schdev Eggleston & Associates Pvt. Ltd. E-5, New Delhi South Extension, New Delhi-49 for information.

1. / 4 x 20/10 Dec 12
(M.B. Saxena)
Secretary

21-11-12
21-11-12
21-11-12

Approved

Annexure-B,

5



DELHI URBAN AND METROPOLITAN COMMISSION
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

No. 22 (88) / 85-DUMC.

Sri Rattan Singh,
Chief Architect,
D.M., Vikas Nagar,
New Delhi.

Subject: Wazirpur District Centre - Report of the meeting held on 13.6.1986.

Sir,

Please refer to your letter dated 27th May, 1986 regarding above. This was discussed by the Commission in its meeting held on 2.6.1986. The following observations were made:-

- "The report of the Committee in regard to the district centre was considered by the Commission. After discussion, the following observations were made:-
- (i) The concept of the Wazirpur District Centre was approved.
 - (ii) The Architect was advised to keep in view the suggestions which are as follows:-
 - (a) The traffic circulation system in the district centre, the Ring Road needs further improvement. It will be advisable if the tolling system is not introduced at the interchange etc. The Architect should be left out in the time of the Ring Road work out such interchanges as are required. These cannot be worked out now.
 - (b) The wholesale trade activity should be restricted and limited.

The D.M. was requested to submit the suggestions through the Building Department of the D.M. to the suggestions made."

You are, therefore, requested to take up the suggestions made."

For the D.M.
10/7/86
10/7/86
10/7/86

10/7/86
10/7/86

5. The conceptual scheme of Wazirpur District Centre stands approved, in principle, initially in early 1986 and some development work has been done at site. With this point in view, some plots have also been earmarked for auction to boost up the economy of D.D.A. The District Centre site is strategically located and needs to be taken up on priority, hence, it is requested that due consideration may be given for proposal for 150 FAR, so, that it could be further referred to 'Authority' for approval.

DECISION

There exists an Authority Resolution stipulating development control norms for the cases which were approved prior to the enforcement of MPD-2001 i.e. August 1990. The case may be dealt with accordingly,

This issues with the approval of Vice-Chairman, DDA.

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SUB: District Centre - Wazirpur.
(File No.PS/CA(6)92/4097)

Annexure - C

Introduction; The scheme of District Centre Wazirpur submitted for approval at second stage, was discussed in the meeting of DUAC in the third week of June, 1992. Most of the points raised by the Commission were in respect of clarification about circulation, servicing of the Distt. Centre, design of services, fire movement, informal sector etc. We were able to satisfy the Commission in all these points. The Commission also raised one basic point regarding norms on which the District Centre has now been submitted to them. They enquired from us whether the D.C. is to be considered as per the revised Master Plan-2001. The reason of their asking this question was that this D.C. still to be developed by DDA. As such, according to DUAC the new norms of MPD-2001 should be applied. The basic difference between old norms and new norms is that in MPD-2001 the FAR of the D.C. have been reduced from 150 to 125.

2.To examine and decide upon the observations made as above, the Scheme was placed in the 109th Screening Committee held on 31.8.92 (Agenda & Minutes enclosed -F/A), and in line with the decision of S.C. and instructions thereof, the DUAC was requested to consider the proposal with F.A.R. of 150 on the basis of which the scheme was earlier approved conceptually by the Commission.

3.The scheme was discussed in the DUAC meeting held on 27.11.92. and the Commission did not agree with the decision of S.C. with 150 F.A.R. and desired that it should have the approval of 'Authority'.

4.It may worthwhile to mention that except the point of F.A.R. rest of the details such as Architectural Controls, Services, circulation etc. have been favourably considered by the Commission.